

Application ref: 2024/4528/P  
Contact: Daren Zuk  
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Date: 8 November 2024

**Development Management**  
Regeneration and Planning  
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Paper Project Architecture & Design Ltd  
The Sawmills  
Duntshill Road  
London  
SW18 4QL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**126 Boundary Road  
London  
NW8 0RH**

Proposal:

Details to discharge Condition 4 (Shopfront Details) of planning permission 2021/2888/P dated 10/11/21 for 'Alterations to shopfront, including new doors and matching fanlight detail'.

Drawing Nos: 01 rev A, 02 rev A, 03 rev A, 04

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 4 of planning permission 2021/2888/P (dated 10/11/2021) requires details of the new shopfront (including windows and doors) to be submitted prior to commencement of the relevant works. The applicant has provided detailed drawings of the new windows and doors comprising the new shopfront.

The new shopfront, including windows and doors, feature suitable materials, design, and detailing for use on the historic building and within the wider St

Johns Wood Conservation Area, and would therefore ensure high quality design and materiality is secured. As such it is recommended that Condition 4 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or this part of the St Johns Wood Conservation Area.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2021/2888/P (dated 10/11/2021) which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer