

Application ref: 2023/5404/P
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Date: 24 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

STRAIGHT ARCH LTD.
59 Capel Gardens
Seven Kings
Ilford
IG3 9DF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
232 Kilburn High Road
London
NW6 4JP

Proposal:

Conversion of existing shop into two separate shops with installation of new shop front on the front, side elevations and a new entrance to the side elevation.

Drawing Nos: Site location plan, K1-01, K1-02, K1-03, K1-04, K1-05, K1-06.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, K1-01, K1-02, K1-03, K1-04, K1-05, K1-06.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site relates to a E(c)(ii) professional services use within Kilburn Town Centre. It is proposed that the ground floor commercial unit be split into 2 separate commercial units, with a small retail unit at the front (28 sqm) accessed from Kilburn High Road, and the existing currency exchange would be the larger unit (85 sqm) retained at the rear and accessed from a new door on Messina Avenue. No change of use is proposed as part of this application. Officers consider the proposed floor areas to be viable within the site context.

The proposed subdivision would not constitute development as the use would remain under use class E therefore it does not require planning permission.

The current application also proposes the installation of a new front entrance door to the side of the site facing out onto Messina Avenue. The plans submitted show that the new door entrance would match the proportions and design of the existing unit. The front shopfront is also replacing its current front glazed windows, with two large, glazed windows, these would be similar in design to the existing and surrounding shopfronts. The installation of the new door entrance and front shopfront would be minor alterations that would be in keeping with the existing streetscene and would therefore be considered acceptable.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D3, TC1, TC2, TC4 of the Camden Local Plan, as well as the London Plan 2021 and the NPPF 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer