

Application ref: 2024/4244/P
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Regeneration and Planning
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People + Place Architects
Four Seasons
21 Bell Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
88 Parkway
London
NW1 7AN

Proposal: Alterations to the existing shopfront and the erection of a removable cold room with associated amended openings.

Drawing Nos: 24600_PAR_414_180_A (Proposed elevations);
24600_PAR_414_100_A (Proposed Ground Floor Plan); Cold Room Specs; Design &
Access Statement; 24600_PAR_414_150 (Proposed Section); 24600_PAR_410_180
(Existing Elevations); 24600_PAR_410_150 (Existing Section); 24600_PAR_410_100
(Existing Ground Floor Plan); 24600_PAR_410_001 (Site Location Plan)

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:

24600_PAR_414_180_A (Proposed elevations); 24600_PAR_414_100_A (Proposed Ground Floor Plan); Cold Room Specs; Design & Access Statement; 24600_PAR_414_150 (Proposed Section); 24600_PAR_410_180 (Existing Elevations); 24600_PAR_410_150 (Existing Section); 24600_PAR_410_100 (Existing Ground Floor Plan); 24600_PAR_410_001 (Site Location Plan)

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed development involves installing a new glazed shopfront with a stall riser and a small logo on the side elevation. These alterations would broadly maintain the character and proportions of the existing shopfront following the removal of the ATM, albeit with a modest and acceptable increase in glazing. This change would enhance the appearance and outlook of the existing unit. The proposed façade materials include timber, aluminium, and glass.

The Camden Town Conservation Area Appraisal supports the inclusion of a stall riser, which is incorporated into the current design. Notably, a similar shopfront design with a stall riser was recently approved under application 2022/0207/P at No. 60 & 60A Parkway, demonstrating that this is a common feature along shopfronts in Parkway. The proposed shopfront details are considered sufficient to conserve and enhance the character of the wider Camden Town Conservation Area, as well as the host property.

The proposal also includes a removable cold room as part of the shop's functional requirements, along with the removal of two existing sheds. The cold room would measure 2.2 meters in width, extend approximately 3.8 meters beyond the existing rear elevation, and have a maximum height of 2.5 meters. It would be finished with white food-safe panels, include a door, and feature a weatherproof roof. The modest size of the proposed cold room ensures it would not add significant bulk or massing and would remain subordinate to the host property while retaining a reasonably sized garden. Its scale, design, and materials are appropriate for the context, allowing the extension to be read as a coherent, modern addition that would not impact the wider streetscape.

The appearance, design, and details will adhere to building regulations and align with the guidelines set out in the Camden Town Conservation Area Appraisal and Management Strategy. Additionally, the proposed alterations include a slightly wider doorway, which improves access and is welcomed. These modest changes, which enhance the existing shopfront, are considered to be in keeping with the existing building and surrounding properties. As such, the proposal would preserve the character and appearance of the host building and the wider conservation area.

Given the minor nature of the proposals, this development is not expected to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy. No objections were received prior to this decision. The planning history of the site and surrounding area was also taken into account during the decision-making process.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with Policies A1 (Managing the Impact of Development), D1 (Design), and D2 (Heritage) of the London Borough of Camden Local Plan 2017, as well as the Camden Town Conservation Area Appraisal and Management Strategy (2007). The proposed development also complies with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 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.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 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.

6 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are

Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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: <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