

Application ref: 2024/5088/P  
Contact: Fast Track TY  
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Date: 15 January 2025

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

Phone: 020 7974 4444

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**AERT LIMITED**  
Flat 10  
Staunton House  
London  
SE171TU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**37 Chalton Street**  
**London**  
**NW1 1JD**

Proposal:  
Alterations to provide replacement shopfront and associated alterations.

Drawing Nos: Site location plan; (017-ART-)EX-ZZ-DR-A-100 rev P1, RP-ZZ-DR-A-001, PR-ZZ-DR-A-100 rev P2, PR-ZZ-DR-A-105 rev P1.

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; (017-ART-)EX-ZZ-DR-A-100 rev P1, RP-ZZ-DR-A-001, PR-ZZ-DR-A-100 rev P2, PR-ZZ-DR-A-105 rev P1.

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 planning permission:

The host building is locally listed and recognised for its architectural, historical and townscape significance. The building is therefore a non-designated heritage asset and makes a positive contribution to the streetscene. The application site is not located in a conservation area and is situated in the Somers Town Neighbourhood Area.

Following the installation of an unauthorised replacement shopfront and subsequent refusal of planning permission (2020/4986/P) dated 03/11/2021, an enforcement notice (EN20/0726) was issued on 13/01/2022. The notice alleged a breach of planning control without planning permission, for the following reasons: (1). The development has occurred within the last 4 years; and (2). The replacement shopfront by reason of its design, scale and materials has a detrimental impact on the character and appearance of the locally listed building, the existing townscape and wider area.

A subsequent appeal against the refusal of planning permission was dismissed by the Planning Inspectorate and the enforcement notice was upheld dated 25/05/2023 (APP/X5210/C/22/3293592). As such, the applicant is required to remove the existing shopfront and reinstate the shopfront to replicate the previous shopfront which was removed, making good any damage made as a result of the works.

This application therefore seeks planning permission for proposed shopfront alterations at ground floor level in order to address the matter of the unauthorised works.

As such, as part of the application proposal, the replacement shopfront would generally match the previous shopfront which was removed in terms of its proportions, architectural detailing and use of materials, including the restoration of fascia, timber framed windows and transoms, stone stallrisers, pilasters and corbels as required by the enforcement notice.

It is noted that proposed centrally located, metal framed entrance doors would differ in appearance, position and materials from the previous shopfront which was replaced; however, in the context of the overall proposals, this alteration is considered to be an appropriate change, in keeping with the general character and appearance of the frontage.

Overall, therefore, the proposal is considered to be acceptable in terms of its design, colour, materials and location, and would enhance the character and appearance of the locally listed host building, wider streetscene and Somers Town Neighbourhood Area in compliance with the requirements of the enforcement notice.

There are no amenity concerns to residential properties as a result of the proposal given the nature of the works to an existing ground floor frontage.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received following statutory consultation.

As such, the proposal is in general accordance with policies A1, D1 and D3 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

- 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](http://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 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer