

Mrs Sophie Willetts  
Fresson and Tee  
1 Sandwich Street  
London  
WC1H 9PF

Application Ref: **2010/0356/P**  
Please ask for: **Anette de Klerk**  
Telephone: 020 7974 **5117**

13 May 2010

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**307 and 309 Kentish Town Road  
London  
NW5 2TJ**

Proposal:  
Conversion of separate retail shop (Class A1) and financial and professional services (Class A2) units at ground floor level into one shop (Class A1) unit, installation of new shopfront and associated external alterations.

Drawing Nos: 19734-PL1; 19734-PL2; 19734-PL3; 19734-PL4; 19734-PL5; 19734-PL6; 19734PL7

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 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 policies B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 19734-PL1, 19734-PL-2, 19734-PL3, 19734-PL4, 19734-PL5, 19734-PL6 & 19734-PL7.

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

Informative(s):

- 1 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk))
- 2 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B4 (Shopfronts, advertisements and signs), R1 (Location of new retail uses) and R2 (Impact of retail). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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