

Mrs Isil Ramadan
Reis London Ltd
157 Essex Road
London
London N1 2SN

Application Ref: **2014/4078/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

19 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
45-47 Parkway
London
NW1 7PN

Proposal:
Alterations to existing shopfronts at nos. 45 and 47 Parkway involving the installation of a new door and lighting in connection with existing uses for a cafe and a restaurant (Class A1 and A3)
Drawing Nos: site location plan; R111-04; R111-04 Rev A

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 policy CS14 (Promoting high quality places) and conserving our heritage of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:- Site location plan, R111-04; R111-04 Rev A

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

Informative(s):

- 1 Reasons for granting permission.

The initial proposal involved the installation of two new doors on the front elevations of nos. 45 and 47 Parkway. Due to the applicant being unable to install a new door at no. 45 Parkway in accordance with the requirements of DP9 and Part M of the Building Regulations for an the scheme was subsequently revised to include the installation of a new door solely at no. 47 Parkway in order to allow independent access to the residential unit located above the restaurant. No. 45 Parkway is now proposed to be retained as existing, but will include the installation of new lighting at fascia level. The proposed alteration to the shopfront at no. 47 Parkway is considered to be appropriate in terms of its relationship with the host building and is of an appropriate design reflecting the design and size of the existing openings in the shopfront. The proposed new door would not have any adverse effects on adjoining occupiers.

The new door is not considered harmful to the character or appearance of the host building, street scene or the Camden Town Conservation Area because it is considered to be in keeping in terms of its design and proposed materials to be utilised, e.g., glazed aluminium door to reflect the existing shopfront.

22 neighbours were consulted, a site notice displayed and a public notice published in the local press. A response was received from Camden Town CAAC confirming that they raise no objection to the proposals. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 55 -66 and 126-141 of the National Planning Policy Framework.

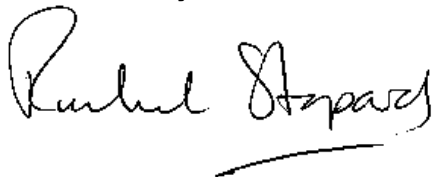
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment