

Miss Katarzyna Kroszczyńska
Blass Design
Unit 2
Cornwall Works
Cornwall Ave
London
Barnet
N3 1LD

Application Ref: **2014/6810/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

27 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
235 Camden High Street
London
NW1 7BU

Proposal:
Installation of a new shopfront with new opening and installation of external plant condenser to the rear at ground floor level.

Drawing Nos: Block Plan KK, BDC_Camden(A)-SS1-L001-0.9, BDC_Camden(A)-EXT-L002, BDC_Camden(A)-SS1-L001-0.9, BDC_Camden(A)-EELE-L002, MM2841C/01A, Acoustic Consultancy Report Dated 27th October 2014, Design and Access Statement dated 28/10/2014. ,

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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 Block Plan KK, BDC-Camden (A)-SS1-L001-0.9, BDC-Camden (A)-EXT-L002, BDC-Camden (A)-SS1-L001-0.9, BDC-Camden (A)-EELE-L002, MM2841C/01A, Acoustic Consultancy Report Dated 27th October 2014, Design and Access Statement dated 28/10/2014.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting planning permission

The proposed shop front is not considered harmful to the character and appearance of the host and/or adjacent buildings and street scene and is considered appropriate in terms of design, scale and materials to be used and in keeping with the unique commercial identity of the high street in accordance with the Camden Planning Guidance.

The proposed air condenser unit to the rear of a predominantly commercial frontage at ground floor level that would not be readily visible to the public realm is considered acceptable and the plant unit would be of a traditional, simple design.

The unit would be wall mounted and the ventilation system would be installed internally with discharged duct connected to the opening wall, and as such, would be acceptable in this location. The external plant unit would not have a visual impact on account of its location.

The acoustic report submitted with the application was assessed by the environmental health team who are satisfied and the applicant has demonstrated that the external plant would abide by DP28 of Development Policies. Therefore, no objection is raised.

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

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 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.1, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 19, 56 -67, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment