

Abbey Kelsey
Evolve RPS Limited
The Coach House
The Grange Business Park
Hewish
Bristol
BS24 6RR

Application Ref: **2014/7497/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

4 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 South End Road
London
NW3 2PT

Proposal:
Alterations to front elevation for the replacement of the existing shopfront with the installation of new glazed wall and window, the installation of new awning and replacement of existing door all associated with the front elevation.
Drawing Nos: A-2001, SU-2001, 00383185.

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 A-2001, SU-2001, 00383185.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of the existing door, glazed wall and windows are considered appropriate in terms of the design, scale and material used in its construction, and therefore would be in-keeping with the commercial identity of the site in its location.

The proposed replacement of the existing wall tiles and the installation of the proposed awning would also be considered acceptable in accordance with GPG 1 and would preserve and enhance the character and appearance of the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. One comment was received regarding the application. The concerns were duly considered prior to making this decision and an informative was attached.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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.

- 2 This permission is granted without prejudice to the necessity of obtaining consent for the proposed timber barriers, screen, planters and coasters on the public highway and shall be made in writing to www.ppp@camden.gov.uk or the

Camden Contact Centre on Tel: 020 7974 444 or email licensing@camden.gov.uk

- 3 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).

- 4 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 Noise and Licensing Enforcement Team, 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



Ed Watson
Director of Culture & Environment