

Mrs Diana-Alcora Balaban
Arch Planning & Licensing
33b Grand Parade Green Lanes
Haringey
London
N4 1LG

Application Ref: **2014/7562/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

25 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
207 Eversholt Street
London
NW1 1DE

Proposal:
Alteration to existing shop front (class A1).
Drawing Nos: 03402.14.00; 03402.14.01; 03402.14.02; 03402.14.03 dated December 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

03402.14.00; 03402.14.01; 03402.14.02; 03402.14.03 dated December 2014

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the shop front are considered appropriate in terms of the design, scale and materials to be used. The proposal will introduce further glazing to the shop front which is welcomed. The shop sits in an unusual location below a large residential estate and does not form part of a group of retail units. The retail units located further along Eversholt Road display similar characteristics as the host property.

The recessed nature of the proposed shop front, while not ideal, will provide space for the existing shop stock that is currently located on the highway to be relocated within the curtilage of the shop. In addition, the existing roller shutters will remain in the same position and will not be altered by the changes to the shop front. Therefore such an alteration in this location is not considered harmful to the character or appearance of the host building or the wider street scene.

133 neighbours were consulted. No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposal is also in general accordance with Camden's Supplementary Planning guidance specifically CPG1. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17 and 56-66 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



Ed Watson
Director of Culture & Environment