

Miss Nicole Weaver  
JWA Architects  
Robert Tresham House  
Naseby Road  
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Northamptonshire  
LE16 9RZ

Application Ref: **2015/0261/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

17 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**135 Camden High Street**  
**London**  
**NW1 7JR**

Proposal: Alterations to existing shopfront to retail unit (Class A1) [Retrospective].

Drawing Nos: Email from agent (dated 09/02/2015); [H8244/] 101; 102; H8440/501L4; H8570/501L3A.

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 shall be maintained in accordance with the following approved plans: Email from agent (dated 09/02/2015); [H8244/] 101; 102; H8440/501L4; H8570/501L3A.

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

Informative(s):



1 Reasons for granting permission.

The changes to the shopfront are considered appropriate in terms of design, scale and materials to be used. They are in keeping with the commercial identity of the high street and preserve the character and appearance of the host building and of the conservation area. There would be no impact on the amenity of adjoining occupiers.

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

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, DP26 and DP30 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, 56 -66, 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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment