

Niall Hamrahan
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2015/2336/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

24 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
64 Kilburn High Road
London
NW6 4HJ

Proposal:
Installation of new shopfront.
Drawing Nos: 14487-06, 14487-09 and 14487-11

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 policies CS5 and 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: 14487-06, 14487-09, 14487-11

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

Informative(s):

- 1 The proposed glazed shopfront is considered to be acceptable in terms of its scale, design and materials used. Although the proposed shopfront creates a more asymmetrical glazed frontage there are a number of units on the high street whose frontages are not symmetrical. It does not have a significant impact on the character of the host building or the appearance of the surrounding area.

No objections have been received to the proposal. It is considered that the proposal would not have an impact on the amenity of neighbouring occupiers in terms of loss of privacy, outlook or daylight and sunlight. The site's planning history has been taken into account when coming to this decision.

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, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 4.7, 4.9, 7.4 and 7.6 of the London Plan [March 2015] consolidated with alterations since 2011, and paragraphs 17, 58, 60 and 61 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).

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, cursive script.

Ed Watson
Director of Culture & Environment