

Mr. Roshdi Soliman
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Application Ref: **2015/0380/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

6 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hampstead Express
279 A Finchley Road
London
NW3 6LT

Proposal:
Installation of new shopfront.
Drawing Nos: Site location plan; Existing & Proposed Plan (received 03.07.15); Proposal
Front View (received 03.07.15)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Site location plan; Existing & Proposed Plan (received 03.07.15); Proposal Front View (received 03.07.15)

Reason:

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

Informatives:

- 1 Reasons for granting permission.

CPG 1 Design requires that shop fronts seek to retain traditional features such as stall risers, recesses and pilasters. The new shop front would retain original features such as pilasters to each side of the new entrance and a stall riser. Recesses can invite antisocial behaviour and as such the loss of the recess in this instance is considered to be positive in terms of streetscape amenity whilst having limited impact on the design overall. The design and proportions of the shop front are considered appropriate to the host building and the parade and not to result in harm the character of the host building or the streetscene.

There are no amenity issues for neighbours arising from this proposal.

The shop front would have level access and so acceptable for DDA purposes and the shop door would be in excess of 700 mm.

The application was advertised by press and site notice and 8 neighbours were consulted. No objections were received. The site's appeal and planning history was taken into consideration.

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 and DP26 of the London Borough of Camden Local Development Framework. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 and 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).

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