

Mr Stelios Constantinou  
4 Narcissus Road  
London  
NW6 1TH

Application Ref: **2015/2635/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

4 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**69-73 Mill Lane**  
**London**  
**NW6 1BN**

Proposal:  
Installation of replacement shopfront with x3 retractable awnings.

Drawing Nos: Site location plan; Design and access statement 5 May 2015; Photo of existing awnings; 1003-04B

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: Site location plan; Design and access statement 5 May 2015; Photo of existing awnings; 1003-04B

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed shop front is considered appropriate in terms of design and materials to the character and scale of the building and locality by virtue of the detailed design, materials and reinstatement of missing architectural elements and features.

The existing shop front recess and timber glazed door would be retained and exceed the minimum clear door width requirements. The entrance doors to the residential flats above are differentiated by timber doors that would be in keeping with the other elements of the shopfront, sit beneath the reinstated transom and create an overall continuity. The proposal seeks to reinstate the fascia boards proportionate to the shop front following removal of the existing which obscures the architectural features and detracts from the building. The corbels are to be reinstated to the pilasters which would harmonise the shop front and strengthen the visual support to the upper floors. The traditional shop front glazing bars and stall risers would be retained and reinstated where missing.

The proposed shop front alterations are considered to preserve and enhance the appearance of the host building and the character of The Fortune Green and West Hampstead Neighbourhood Area because the replacement shop front would help to harmonise the character and balance the rhythm of the shopping frontage along the commercial part of Mill Lane neighbourhood centre.

A letter of support has been received and duly taken into account prior to making this decision. The sites planning history and relevant enforcement cases were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, 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 proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67 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