

Mr William Kumar
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Application Ref: **2015/5347/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

29 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21-22 Chalk Farm Road
London
NW1 8AG

Proposal:
Alterations to shopfronts, including installation of awnings.

Drawing Nos: Site location plan; E110, C410.1 rev F, C410.2.

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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; E110, C410.1 rev F, C410.2.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

While it is recognised that the properties are not within a conservation area nor listed, both shopfronts are good examples of traditional style shopfronts within the locality (especially the older shopfront at No.21). Both exhibit traditional stallrisers, well proportioned shop windows with sufficient space for the fascia and are constructed in timber a traditional material for shop frontages. As such, they are considered to be of particular merit and the Council would seek to retain their appearance.

The proposed alterations are considered to be sympathetic, in so far as the appearance of both would remain substantially retained and unaltered. The grey fabric and dark grey steelwork in connection with the proposed awning would integrate well with the existing shopfronts in terms of design, scale and materials to be used and would not be harmful to pedestrians or vehicular safety. Furthermore, the removal of the awning board, replacement fascia and flashing, and reconfiguration of original cornice to No. 21 are considered to be alterations that improve the appearance of both shopfronts at fascia level, while still retaining the overall appearance of the two separate and distinct shopfronts below.

The proposals are therefore considered to be acceptable in terms of design, scale and materials to be used and in accordance with the Camden Planning Guidance.

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

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours), and DP30 (Shopfronts) of the London Borough of Camden Local

Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework 2012.

- 2 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.
- 3 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).
- 4 You are reminded of the need to obtain any necessary consent/licence prior to the placing of tables and chairs on the public highway. This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers and duties under the Highways Act 1980 (as amended).

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