

Mrs Sarah Carpenter
Planware Ltd
The Granary
First Floor
37 Walnut Tree Lane
Sudbury
Suffolk
CO10 1BD

Application Ref: **2015/6365/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

5 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

McDonald's Restaurant
13-21 Euston Road
London
NW1 2RY

Proposal:

Installation of a new sliding entrance door and replacement of existing metal hand rail to access stairs and ramp to corner elevation of restaurant (Class A3).

Drawing Nos: Design and Access Statement Version 2; Email from Agent (dated 30/11/2015); [6430_AEW_0627_] 0001; 0002 A; 0005 B.

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 and DP25 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: Design and Access Statement Version 2; Email from Agent (dated 30/11/2015); [6430_AEW_0627_] 0001; 0002 A; 0005 B.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed automated sliding entrance door is to replace the existing double hinged entrance door without altering the size of the opening itself. The new sliding door will provide the same ease of access into the premises though being of a different design.

The existing hand rail is to be replaced with a new metal hand rail keeping same material but of a much simpler design and still serving the same purpose of ease of access up the stairs and up the adjacent ramp.

The proposal gives a continuity in the overall appearance, design, scale and materials already in situ and as such, will not be detrimental to the appearance and character of the conservation area, the host building and the streetscape.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. No objections were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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, CS14 and CS17 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 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



Ed Watson
Director of Culture & Environment