

Mr. Hitesh Sodvadiya
Crazy(World) Limited
33 Chester Road
Ilford
London
IG3 8PT

Application Ref: **2015/7038/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

17 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
100 Fleet Road
London
NW3 2QX

Proposal:
Proposed shopfront alterations, replacement of windows from upvc to timber on first and second floor levels to the front elevation.

Drawing Nos: Site location plan, 100FR(01)RevB2.

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:

Site location plan, 100FR(01)RevB2.

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

Informative(s):

- 1 Reasons for granting permission

The proposed new wider access door and window are considered appropriate in terms of design, scale and materials to be used. It is in keeping with the commercial identity of high street. The stall riser is retained and the proposal includes new render to match the existing. This is a common feature along the parade of shops in which the site is located, and therefore the proposal is in line with policy DP30. The conversion of the windows from UPVC to timber is welcome. The proposals are considered to enhance the character of the conservation area and therefore considered compliant with policies DP24 and DP25.

There are no amenity concerns raised relating to the proposed design and materials and therefore the shopfront as proposed is considered in keeping with policy DP26.

The site's planning and appeal history has been taken into account when coming to this decision. One letter of support has been received following statutory consultation from the Mansfield Road Conservation Area Advisory Committee.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 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 March 2015

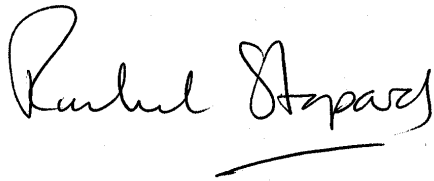
consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66, 126 -141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment