

Anthony Hadwen
Mackenzies
55 Dovercourt Road
London
SE22 8SS

Application Ref: **2016/0016/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

15 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
173 West End Lane
London
NW6 2LY

Proposal: Replacement of existing shopfront of Estate Agent (Class A2).

Drawing Nos: Cover Letter (dated 04/01/2016); Site Location Plan; Bundle of: 2 x existing photos, 1 x photo montage, proposed drawing from manufacturer; 173JP 01 RevA - Feb16; and 173JP 02 RevA - Feb16.

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 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: Cover Letter (dated 04/01/2016); Site Location Plan; Bundle of: 2 x existing photos, 1 x photo montage, proposed drawing from manufacturer; 173JP 01 RevA - Feb16; and 173JP 02 RevA - Feb16.

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

Informatives:

- 1 Reasons for granting permission.

The proposal is to replace an existing shopfront with a fully glazed shopfront which now includes a stall riser. The application, as originally submitted, was considered unacceptable as it did not include a stall riser contrary to CPG1 (Design).

Fully glazed shopfronts are not usually seen positively, as more traditional shop frontages are preferred and encouraged. In this particular case, however, the retention of the stall riser as part of the design would minimize any negative impact from the loss of the existing thin dividing battons.

The proposed replacement shopfront would sit comfortably with the host building and streetscene and would preserve the character and appearance of the conservation area.

The site's planning history was taken into account when coming to this decision. No objection was received as a result of the statutory consultations.

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 DP26 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 -68, 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).

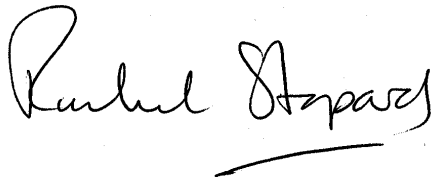
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment