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United Kingdom

Application Ref: **2016/1434/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

22 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**239 Camden High Street**  
**London**  
**NW1 7BU**

Proposal: Variation of condition 6 of planning permission 2014/6046/P (allowed on appeal under APP/X5210/W/15/3011324 dated 19/08/2015) for change of use of first and second floors from C3 to A3 and ancillary works; namely to change the shopfront from silver to grey RAL 7023, the entrance door from Bronze to Grey RAL 7022 and the fascia from Red RAL 3001 to Grey Brown RAL 7006.

Drawing Nos:  
Superseded: 2188/G210 Rev D

Proposed: 2188/G210 Rev E

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition no.6 of planning permission



2014/6046/P (allowed on appeal under APP/X5210/W/15/3011324) shall be replaced with the following condition:

#### REPLACEMENT CONDITION 6

The development hereby permitted shall be carried out in accordance with the following approved plans:

2188/G012: Site Location Plan - scale 1:1250; Block Plan - scale 1:500;  
2188/G099: Existing Floor Plans - scale 1:100; 2188/G210 Rev E: Existing and Proposed Shop Front Elevations to 237- 239 Camden High Street - scales 1:50 and 1:20 @ A1; 2188/G211 Rev C: Existing and Proposed Rear Elevations to 237- 239 Camden High Street - scale 1:200 @ A3. 2188/PL301 Rev A: Proposed Floor Plans of 239 Camden High Street - scale 1:100 @ A3. - Topographical Survey of 237-239 Camden High Street - scale 1:100.

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

#### Informative(s):

- 1 The proposed changes are considered to be minor in nature and in keeping with the character and appearance of the host building, the surrounding shopfronts and the wider area.

Due to the nature of the proposal there would be no impact to the amenity of any adjoining residential occupiers.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 06/08/2015 under reference 2014/6046/P (allowed on appeal under APP/X5210/W/15/3011324). In the context of the permitted scheme, it is considered that the amendments would have only a minor material effect on the approved development.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

As such, the proposed development accords with policies 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 and 56-68 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for

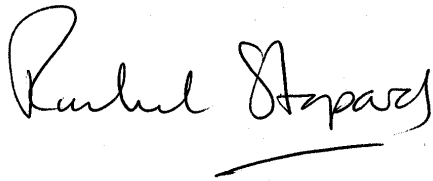
the avoidance of doubt commences with the date of the original decision (and not this variation).

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 Supporting Communities