

Mr Adam Stuart  
Stu Art Consultancy Ltd  
4 High Street  
Flitton  
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Application Ref: **2016/0842/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

23 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**337 Kentish Town Road**  
**London**  
**NW5 2TJ**

Proposal:  
Installation of new glazed shopfront with retractable windows associated with the restaurant (Class A3).  
Drawing Nos: [FM/KT/] 03 RevA; 07; 08; 09 RevA.

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 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: [FM/KT/] 03 RevA; 07; 08; 09 RevA.

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

- 4 The retractable ground floor windows hereby permitted shall not be opened outside the following times 20:00 to 08:00 Mondays to Saturdays and on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed aluminium shopfront would replace an existing aluminium shopfront which includes security roller shutters and shutter box. Following the removal of shutters the proposal would result in an enlarged expanse of glazing within the shopfront. The existing shopfront is not original and is not of a particularly high quality. The style and pattern of shopfronts within the wider terrace is varied compromising both traditional design and modern aluminium framed mainly glazed designs. Overall the predominant pattern within this parade is modern aluminium frames shopfronts with large sections of glazing. The replacement shopfront would be simple in terms of its design with the glazed shopfront separated by glazing bars and glazed stallriser. The proposal would not be out of character within this part of Kentish Town Road and would be considered acceptable.

A row of 4 windows within the central part of the shopfront would be retractable to create a void of approximately 2m in width. It is acknowledged that the installation of retractable windows may result in potential for additional noise from inside the restaurant being carried out onto the street. The nearest residential properties would be located at the upper floors of the neighbouring properties at no. 339 Kentish Town Road. It must be noted that the application property is located on a busy street that contains other cafes, restaurants and pubs. In order to ensure that potential noise from the restaurant is not experienced by local residents a condition would be attached restricting the times that the windows can be left opened. The

enlargement of the windows at ground floor level and installation of retractable windows would not be considered to add significantly to the overall noise generation (especially with the condition restricting the times that the windows can remain opened) that is currently experience on site and would be considered acceptable in terms of amenity of neighbouring properties.

The heat lamps, although visible from the street, would be subordinate in size to the remainder of the shopfront, and would not be considered to have an adverse impact on the character and appearance of the building or the streetscene.

The original plans included a recessed entrance door however following Council advice this element was removed from the scheme.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and DP26 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 2016; and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

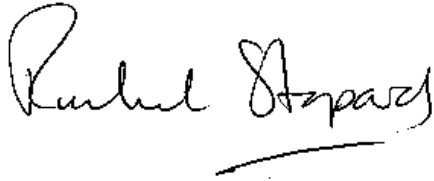
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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  
Executive Director Supporting Communities