

Mr Matthew Fair
Lewis & Hickey Architects
1 St. Bernard's Row
Edinburgh
EH4 1HW

Application Ref: **2016/3212/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

19 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
189-191 Camden High Street
London
NW1 7BP

Proposal:
Replacement fire exit door (retrospective application)
Drawing Nos: E5968-EX-OS, E5968-EX-01, E5968-EX-01, E5968-GA-01, E5968-GA-02,
E5968-GA-E1-Door,

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 The development hereby permitted shall be carried out in accordance with the following approved plans E5968-EX-OS, E5968-EX-01, E5968-EX-01, E5968-GA-01, E5968-GA-02, E5968-GA-E1-Door,

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

Informative(s):

- 1 The replacement timber doorway and surrounding frame have a design which harmonises well with the design and character of the existing building, including the proportions of the doorway and materials which have been used. The new door has replaced a former doorway which was not original and which detracted from the character of the building and streetscene. The development is therefore considered to make a positive contribution to the character of the building, streetscene and the Conservation Area.

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 2013.

The replacement doorway is a minor alteration which would not harm the amenity of neighbouring properties.

No objections from neighbours have been received.

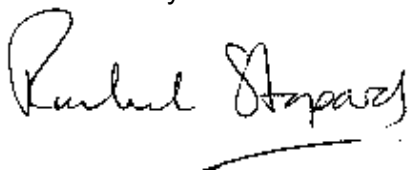
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56 -66 and 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



Rachel Stopard
Executive Director Supporting Communities