

Ms Jhila Prentis
de Metz Forbes Knight Architects
The Old Library
119 Cholmley Gardens
London
NW6 1AA

Application Ref: **2016/2849/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

21 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
419-425 Finchley Road
London
NW3 6HJ

Proposal:
Installation of new shopfront at existing shop (A1) and external works to rear facade
Drawing Nos: A100; A101; A05; A20; A17; A16; A15; A11; A10
A151 Rev A; A200 Rev A; A150 Rev A; A152 Rev A

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 if in CA] 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 [A150 Rev A; A152 Rev A; A151 Rev A; A200 Rev A; A10; A11; A15; A16; A17; A20; A100; A101]

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

Informatives:

- 1 Reasons for granting permission:

The existing shopfront occupies the ground floor of a prominent corner building however the site is not historic nor located within a conservation area. The proposed works would consist of the relocation and widening of the entrance door, replacement windows and doors to the rear and side elevation, replacement of the existing frameless glass shopfront with aluminium framing to the front elevation, and replacement entrance doors to the residential units above. Overall the proposal would generally be consistent with the existing shopfront appearance, with the stallriser height maintained as existing, and the proposed entrance doors remaining contemporary to match the existing. The shopfront alterations are of an appropriate design by virtue of their size and materials, which would not harm the character and appearance of the building, the streetscene or the overall area.

To the rear, the windows would be replaced to match the existing at ground floor level, whilst some additional glazing is proposed to the lower ground floor, to ensure the domestic nature of the rear façade is maintained, which is visible from Alvanley Gardens. The proposed changes would sit comfortably with the host building and streetscene and would have no adverse impact on the character and appearance of the surrounding area. Similarly the proposal would have no adverse impact on residential amenity.

No objections were received to the proposal. The application site's planning history was taken into account when coming to this decision.

The proposed development is generally in accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP10, DP24, DP25, DP26, and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development is also consistent with Policies 7.4, 7.6 and 7.8 of the London Plan 2016, and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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).

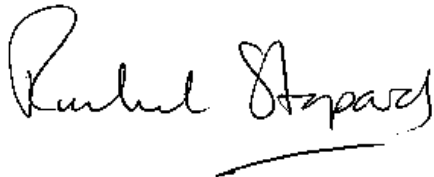
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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