

Mr Tom Lawson  
Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Application Ref: **2015/6216/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

30 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**199 Camden High Street**  
**London**  
**NW1 7BT**

Proposal:  
Installation of a new shopfront to retail unit (Class A1).

Drawing Nos: Cover Letter (Nov 2015); 161074 v2 (revised 22/08/2016); [1541-] 002 (Site Location), E-01(revised 14/06/2016) P-03, P-04 RevA (revised 22/08/2016), P-05 RevA, P-06 (revised 14/06/2016);

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 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 (Nov 2015); 161074 v2 (revised 22/08/2016); [1541-] 002 (Site Location), E-01(revised 14/06/2016) P-03, P-04 RevA (revised 22/08/2016), P-05 RevA, P-06 (revised 14/06/2016).

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed new shopfront would incorporate full height glazing with a small stall which is welcomed given this detail is present throughout the frontages on the west side of this part of Camden High Street. The proposal is to replace an outdated shopfront with one of a more contemporary design, the proposed new shopfront would be more in keeping with the shopfronts found to neighbouring properties with a fascia in keeping with the scale of neighbouring properties.

The proposal, in terms of size, scale, design, location and materials to be used, is considered to be acceptable. It will preserve and enhance the appearance of the host building, and the character and appearance of the streetscene and the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received following the statutory consultation having taken place.

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, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies.

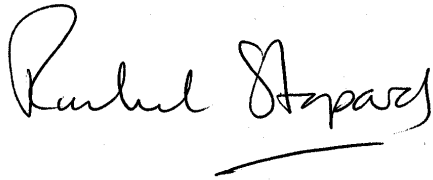
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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