

Mr Andrew Britsch
Britsch Design
The Annex
33 Dillingburgh Road
Eastbourne
BN20 8LU

Application Ref: **2016/5945/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

7 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Kentish Town Road
London
NW1 8NH

Proposal:
Installation of new shopfront to cafe/restaurant (Class A3).
Drawing Nos: A3/1000; A3/02 RevB; A3/200 RevC; A3/201; Design and Access
Statement.

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: A3/1000; A3/02 RevB; A3/200 RevC; A3/201; Design and Access Statement.

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

- 4 The retractable/folding ground floor windows hereby permitted shall not be opened outside the following times 22:00 to 08:00 daily.

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 timber framed shopfront is to replace an unattractive metal framed shopfront with roller shutter, shutter box and guide rails. The design of the new shopfront introduces a generous stall riser, and removes the roller shutter and associated features which will enable the relocation of the fascia to its original location, thus addressing the cluttered appearance of the upper part of the shopfront and the signage area of the commercial frontage.

The proposal is introducing inward folding windows which aren't features the Council would otherwise support. Camden Planning Guidance - CPG 1 (Design) states that folding shopfronts are not generally acceptable particularly those in Conservation Areas, creating visual void and can increase disturbance to neighbouring properties. However, in this particular location, the folding windows, by virtue of the small area they are occupying within the shopfront, would be acceptable. Nevertheless, to ensure that noise disturbances do not become an issue for the neighbours, their opening time is to be conditioned.

The materials to be used - mostly timber with glazing - are traditional and will replace the unattractive appearance of the existing metal frame with large expanses of glazing.

As such, the proposal is considered to be acceptable in terms of size, design, location and material to be used, and will preserve and enhance the appearance

and character of the host building, the conservation area and the streetscene.

The site's planning history was taken into account when coming to this decision. No objection was received as a result of the statutory consultations.

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 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -68, 126 -141 of the National Planning Policy Framework.

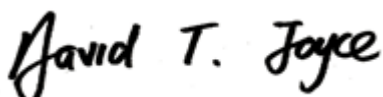
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities