

Mr Alexander Farr  
DDPC  
Neptune House  
2a Alexandra Grove  
North Finchley  
LONDON  
N12 8NU

Application Ref: **2016/5457/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

8 December 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:  
**137 Euston Road**  
**London**  
**NW1 2AA**

Proposal:  
Variation of condition 3 (approved plans) of planning permission ref 2016/2543/P (dated 11/07/2016) to allow for alterations to the shopfront.  
Drawing Nos: Superseded: 4097/02-2A

Revised: 4097/02-7

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 11/07/2016, which is the date of the original planning permission reference 2016/2543/P.

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 For the purposes of this decision, condition no.3 of planning permission 2016/2543/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 4097/OS, 4097/02-1A, 4097/02-7, 4097/02-3B and Planning Statement May 2016 by Deloitte Real Estate.

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

- 4 The use hereby permitted shall not be carried out outside the following times 07:00 - 21:00 Monday to Friday, 09:00-17:00 on Saturdays and 09:00 to 12:00 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.

- 5 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be used to provide dental/health services.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 The proposed alterations to the shopfront which include relocating the intake grill and making the shopfront full glazed are considered to be appropriate in the

context of the parent building. It is considered these are relatively minor alterations which would not harm the appearance of the building or the amenity of the wider area.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

The proposed development is in general accordance with policies CS3, CS5, CS8, CS9, CS10, CS11, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP13, DP15, DP16, DP17, DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies.

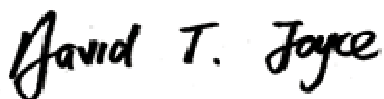
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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