

Anna Gargan  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/0775/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

21 March 2017

Dear Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**251-259 Camden High Street**  
**London**  
**NW1 7BU**

Proposal:  
Installation of new timber painted shopfronts and awnings and associated external works.  
Drawing Nos: 1523\_10.101P0, 1523\_10.271 P2, 1523\_15.271 P2, 1523\_20.271 P2,  
1523\_130.301 P3, 1523\_130.304 P3, 1523\_130.305P3, Design & Access Statement Rev  
C, Cover Letter Ref LJW/GBR/AKG/J10210.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1523\_10.101P0, 1523\_10.271 P2, 1523\_15.271 P2, 1523\_20.271 P2, 1523\_130.301 P3, 1523\_130.304 P3, 1523\_130.305P3, Design & Access Statement Rev C, Cover Letter Ref LJW/GBR/AKG/J10210.

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

Informatives:

- 1 Reasons for granting permission (delegated)

The development proposes the installation of new painted timber shopfronts, awnings and associated external works at 251-259 Camden High Street, Camden. The site is not located in a conservation area.

The existing shopfronts have solid metal shutters (when closed) and shopfront void (no shopfront) when open with awnings.

The proposed replacement shopfronts would be timber with traditional stallriser; shopfront frame and subdivision. The fascia sign is the correct location and size, as is the external lighting. The roller shutter correctly closes inside the building. It is considered that the development would broadly meet the Council's shopfront design guidance and would significantly enhance the character and appearance of this commercial frontage and the area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D3 of the London Borough of Camden Local Plan Submission Draft. The proposed development also accords with The London Plan and 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.

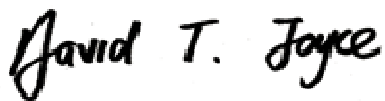
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).

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  
Director of Regeneration and Planning