

Ms Rose Greenwood

99 Powerscroft Road
London
E5 0PT

Application Ref: **2017/0877/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

3 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
190-192 Eversholt Street
London
NW1 1BJ

Proposal:
Refurbishment of existing shop windows to match No. 188, in connection with the formation of a single shop unit.
Drawing Nos: Site Location Plan, Site Plan, A103, A101, A002, A001, A102 Rev A, 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 policies 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: Site Location Plan, Site Plan, A103, A101, A002, A001, A102 Rev A, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission

The application relates to a retail premises on the east side of Eversholt Street within a neighbourhood centre. The application seeks to alter the shopfront of nos. 190-192, which is a single unit, to match the adjacent retail unit at no. 189, in order to form a single shop. The existing shopfront is of poor design merit with cluttered appearance and box roller shutters. The proposed alterations include the installation of new aluminium windows and doors, and the addition of a stallriser to match no. 189. The roller shutters would be retained but concealed behind the new timber clad fascias to match those at no. 189.

The proposed alterations would represent a significant improvement to the existing shop frontage. The new fascias would be formed as two separate parts in order to retain the separate identities of the original separate units within the terrace, which correspond with the fenestration above. The existing roller shutters would be retained; however, the proposed fascias and cladding would improve their appearance and thereby reduce their visual harm. On balance, the proposed alterations would improve the appearance of the host building and the street scene. The new doors would open inwards and would not impinge on the public highway. The development would not have a detrimental impact on amenity.

Access arrangements would not be significantly changed from the existing situation, although the new doors would be wide enough for wheelchair access; however, the existing shop floor height and threshold are not level. A portable ramp is proposed, which does not require consent, but it is not possible or practicable to have a permanent ramp on the public highway. The proposed access is therefore considered to be acceptable in accordance with Policy DP29.

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

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24, DP26, DP29, and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

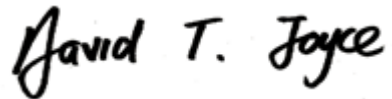
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 5 The applicant is advised that this permission does not extend to signage, which requires separate advertisement consent. The permission does not include hanging signs or projections over the public highway, which are not shown on the approved drawings.
- 6 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 or the Camden Contact Centre on Tel: 020 7974 4444 or email 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning