

Mr Rhys Govier
Savills
12 Windsor Place
Cardiff
CF10 3BY

Application Ref: **2017/1483/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

31 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2-4 Camden High Street
London
NW1 0JH

Proposal:
Shopfront alterations and associated works.

Drawing Nos: Site Location Plan, TD16-PM70-PS1 Rev A, TD16-PM70-P01.1 Rev C, TD16/PM70/P02.1, TD16/PM70/P02.2 Rev D.

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: Site Location Plan, TD16-PM70-PS1 Rev A, TD16-PM70-P01.1 Rev C, TD16/PM70/P02.1 and TD16/PM70/P02.2 Rev D.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The existing shopfront is modern and of no particular merit. The existing unit houses a retail shop for hi-fi and home cinema specialists. The proposed occupant will be a 'Pret A Manger' retail shop. There is no requirement to change the use class of the premises in order for the proposed occupier to operate their business.

The site is within the Camden Town Conservation Area. The building is not listed, but it is situated immediately adjacent to a Grade II listed building, being Koko's 1A Camden High Street. This end of Camden High Street is characterised by a mix of commercial units at ground floor level, with offices above and some licenced premises close by.

The proposed design includes the removal of existing shopfront and existing structural columns shall be cladded with dark red tiling. Replacement of windows and re-positioning of the entrance door to a more central position on the front elevation. Existing metal shutters shall be removed and 3 x retractable awnings shall be installed beneath the fascia level.

Access via the new doorway shall be improved by the installation of a wider door (1100mm) than that of the existing entrance (900mm). Although a small step up (75mm) into the premises shall be retained, the internal shop floor shall be levelled off. In addition, during trading hours the new shop door shall be held open for ease of access. Furthermore a DDA bell shall be installed on the shopfront and a ramp made available for any persons who may require it to enter safely.

An associated application for advertisement consent (Ref: 2017/1481/A) has been submitted alongside this application for planning permission. The application for advertisement consent is seeking approval for "Display of 2 internally illuminated fascia signs, 1 externally illuminated projecting sign and 3 retractable awnings".

The host building is mentioned in the Camden Town Conservation Area Appraisal and Management Plan 2007 as a negative building, the proposed alterations are considered an improvement. The proposal is considered acceptable in design terms.

The proposal is not harmful in terms of impact on residential amenity as there is no overlooking or loss of light resulting.

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

Press and site notices were displayed from 12/04/2017 to 04/05/2017. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

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, policies DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1, D2 and D3 of the Draft Local Plan 2016. The proposed development also accords with Camden Town conservation Area Appraisal and Management Plan 2007, the London Plan 2016 and the National Planning Policy Framework 2012.

- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any

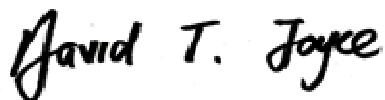
relevant recommended modifications in the Inspector's report.

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