

Mr Kenneth Kim
Kami Japanese Restaurant
8 Fortess Road
LONDON
NW5 2ES

Application Ref: **2017/1791/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

5 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Fortess Road
LONDON
NW5 2ES

Proposal:
Replacement shopfront and relocation of entrance door to existing restaurant (Class A3).

Drawing Nos: Site location plan; SF.01.01.

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 The development hereby permitted shall be carried out in accordance with the



following approved plans; Site location plan; SF.01.01.

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

- 3 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 D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The initial design of the shopfront replacement included timber slats across the whole shopfront which would obstruct views into the shop. Following Officer advice, the proposal has been revised and the replacement shopfront is considered acceptable. It would be largely glazed with vertical mullions to divide the glass, a stall-riser and the solid lower part of the relocated door aligns with the stall-riser. The design of the shopfront is subordinate to the host building and complements the identity of the commercial terrace.

The Kentish Town Road Action Group objects solely to the roller shutter which does not form part of the application. The applicant also confirmed in an email dated 15 May 2017 that they are not proposing a new shutter but keeping the existing one.

No other comment / objections have been received prior to coming to this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D3 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

- 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

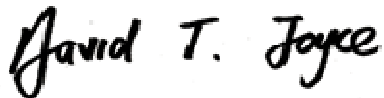
team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any 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

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