

K Skodia
19 Whitegate Gardens
Harrow
Middlesex
HA3 6BW

Application Ref: **2017/2831/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

12 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Cricklewood Broadway
London
NW2 3HD

Proposal:
Installation of replacement shopfront and security shutter to shop and replacement of front residential door on ground floor level.

Drawing Nos: Site location plan; KS/2017/01 Rev C; KS/2017/02; Maximum Vision Security Grille: Technical Datasheet 15;

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 D1 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; KS/2017/01 Rev C; KS/2017/02; Maximum Vision Security Grille: Technical Datasheet 15;

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

Informative(s):

- 1 Reasons for granting permission.

The installation of a new shopfront is considered acceptable in terms of design and materials. The obscured transom due to the shutter and lowered fascia has been revised to allow the proposed shopfront to be largely glazed in line with guidance and flows with the rhythm of the shopfronts within the commercial terrace. The design of the replacement of the residential door is sympathetic to the host property.

The replacement shutter to the shopfront is considered acceptable. The shutter box would not project forward of the fascia but would be concealed and fitted internally, it would be brick bond in design, therefore would allow see-through vision, not fully obscuring the shopfront and the material would be aluminium.

No comments have been received prior to making this decision. The site's planning history has been 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. 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 that 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, Judd St, Kings Cross, London NW1 2QS (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

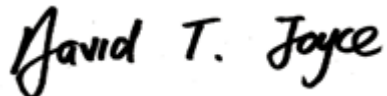
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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