

Paula Berryman  
Evolve Architecture  
The Coach House  
The Grange Business Park  
Hewish  
Bristol  
BS246RR

Application Ref: **2017/3723/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

25 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Starbucks Coffee Shop**  
**145 Finchley Road**  
**London NW3 6JJ**

Proposal:

Replacement shop front to ground floor café (Sui Generis)

Drawing Nos: Location Plan (100019980); SU-2001; SU-5001; SB-52185-001 dated 28/06/17; SB-52185-002 (Rev A) dated 31/07/17; Email confirmation of extent of development / lighting dated 02/08/17.

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 and D3 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (100019980); SU-2001; SU-5001; SB-52185-001 dated 28/06/17; SB-52185-002 (Rev A) dated 31/07/17; Email confirmation of extent of development / lighting dated 02/08/17.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The existing former bank shopfront is of limited merit and there is no objection to its replacement. The proposed replacement shopfront would be of modern design, utilising floor to ceiling fixed pane glazed panels within blackened steel and wooden frames. The metal frames and entrance door would include a slight reveal (200mm) to add interest to the shopfront. The use of contemporary design in this location is considered appropriate by virtue of the lack of traditional shopfronts within the town centre frontage and the level of contemporary design which already exists meaning that this is now considered the established character for the centre. Although the shopfront would feature a large proportion of glazing as well as signage which is internally lit, these are similarly a feature within many units within the centre and as such no objection is raised. Confirmation was received via an email dated 02/08/17 that the specification of these fixed panes are such that they would not be openable to the street. The proposed shopfront is therefore considered appropriate in terms of design, scale and choice of materials; remaining in keeping with the established character of the Finchley Road Centre and improving the character and appearance of the host commercial unit.

Due to the minimal scale of the proposal, there would be no harm to the amenity of any adjoining residential occupiers. This includes the use of internally lit signage due to the level and type of illumination proposed. Due to the width of the adjacent public footway as well as the minor projection from frames, the proposed shopfront would not lead to any reduction in pedestrian comfort levels or otherwise detrimentally impact upon local pedestrian or traffic conditions. It should be noted that although planning permission is not required for the tables and chairs shown on submitted plans, Highways Licenses may be required prior to use.

The site's planning history has been taken into account when coming to this decision. No objections have been received in relation to the proposals

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan 2017. It also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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).
- 4 It should be noted that permission to place tables and chairs on the pavement is subject to relevant Highways Licences in line with the Highways Act 1980 and the Council's licensing policy and that the hereby approved works in no way removes this obligation. More information regarding how to apply for this consent can be found on our website at:

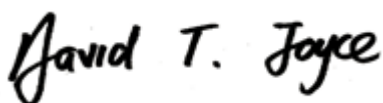
<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensingand-permits/licences/entertainment-related-licences/amenities-on-the-publichighway-consents/>

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