

Mrs Catriona Mills  
Lumsden Design  
2 Cowcross Street  
London EC1 M6DR

Application Ref: **2017/4488/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

4 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**69 Regents Park Road**  
**London**  
**NW1 8XD**

Proposal: Installation of replacement shopfront

Drawing Nos: 117-03-0, 117-03-1, 117-04-1, 117-05-0, 117-20-0 Rev A, 117-20-1 Rev A,  
117-20-2 Rev A

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 policies D1 and D2 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 117-03-0, 117-03-1, 117-04-1, 117-05-0, 117-20-0 Rev A, 117-20-1 Rev A, 117-20-2 Rev A

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace an existing shopfront in poor condition and considered to be of poor townscape merit. The replacement shopfront is to be constructed from timber frames with transom windows, stall risers, fascias and cornices painted grey. Through the use of traditional shopfront features, materials and lighting, the proposed design is considered to be an enhancement to the host building and conservation area.

The proposal would not give rise to any amenity impacts for neighbouring residential properties.

The Primrose Hill CAAC raised an objection to the proposed LED strip lighting to the fascia boards. The method of lighting was subsequently amended to that of individual brass-effect spotlights and the objection was withdrawn.

No other comments have been received prior to coming to this decision. The site's planning history was taken into account when assessing the proposal.

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

As such, the proposed development is in general accordance with policies D1, D2 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).

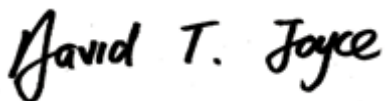
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.

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