

Ms Ana Popovic

133 Creek Road
London
SE8 3BU

Application Ref: **2017/4628/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

17 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
283 Pentonville Road
London
N1 9NP

Proposal: Installation of replacement shopfront with vent extract fan.

Drawing Nos: Existing_Ground_Floor_Plan_N19NP, Existing_Front_Elevation_N19NP, Existing_Store_Image_N19NP, Proposed_Ground_Floor_Plan_N19NP, Proposed_Section_AA_N19NP, Proposed_Section_BB_N19NP, Proposed_Front_Elevation_N19NP, Proposed_Projecting_Sign_N19NP, Signage_Details_01_N19NP, Signage_Details_02_N19NP, Signage_Details_03_N19NP, Proposed_3d_Visual_02_N19NP (All Revised Received 14th November 2017), Location Plan #1136355 and Extract Fan Detail ref: TD-1300/250 SILENT and TD-2000/315 SILENT.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Existing_Ground_Floor_Plan_N19NP, Existing_Front_Elevation_N19NP, Existing_Store_Image_N19NP, Proposed_Ground_Floor_Plan_N19NP, Proposed_Section_AA_N19NP, Proposed_Section_BB_N19NP, Proposed_Front_Elevation_N19NP, Proposed_Projecting_Sign_N19NP, Signage_Details_01_N19NP, Signage_Details_02_N19NP, Signage_Details_03_N19NP, Proposed_3d_Visual_02_N19NP (All Revised Received 14th November 2017), Location Plan #1136355 and Extract Fan Detail ref: TD-1300/250 SILENT and TD-2000/315 SILENT.

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

- 4 Prior to first use of the exhaust units over the entrance door, they shall be fitted with vibration mitigation measures. The external noise level emitted from plant, machinery/ equipment will be lower than the background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is the existing retail unit at 283 Pentonville Road. The site is a part of the Grade II Listed Lighthouse Building and is located in the Kings Cross St Pancras Conservation Area. The existing retail unit on the site is boarded up/not in use.

The proposed development is for the installation of replacement shopfront with vent extract fan.

The replacement shopfront would have a traditional design and proportions with timber framed windows and a timber transom bar and stall riser. The existing traditional fascia, pilasters, console brackets, and cornice details would all be retained. This would all comply with Camden Planning Guidance 1 - Design Guidance on Shopfronts. The shopfront would include a powder coated metal vent above the doorway which would be a small and well-integrated feature of the design. Overall, the proposed replacement shopfront would have a suitable traditional design which would harmonise with the building and conservation area.

A condition would be added to ensure noise and vibration from the proposed extract fan over the doorway would not result in harm to amenity locally or within the upper floors of the building.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and preserving or enhancing the character or appearance of the conservation area, under sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site was taken into account when coming to this decision. No consultation responses were received on this application.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2 and D3 of the London Borough of Camden Local Plan 2017 and Camden Planning Guidance 1. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

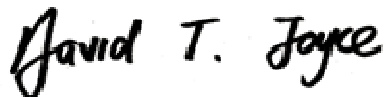
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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