

Mr G Siddique
Architecture & Interior Design
17 Coleshill Road
Hodge Hill
BIRMINGHAM
B36 8DT

Application Ref: **2017/5625/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

5 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Jamestown Road
LONDON
NW1 7BW

Proposal: Installation of replacement shopfront.

Drawing Nos: (2017-SK058-)001, 002, 003 rev C.

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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (2017-SK058-)001, 002, 003 rev C.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed shopfront alterations are considered to be appropriate for this location in terms of the design, scale, colour and materials to be used, and are in keeping with the commercial identity of this part of the street in accordance with Council policies and guidelines. As such, it is considered that the proposal would therefore be acceptable.

Concerns were initially raised with regards to the bi-folding doors given that they would open across the full-width of the frontage and the associated loss of structure and solidity of the shopfront that would result. In response, the applicant revised the proposals to install a central mullion with re-sized door openings on either side. Amended drawings were submitted to this effect and are considered to be acceptable.

Further, it is noted that as part of the proposals, the applicant will remove the existing external trough lighting and projecting sign. These changes are considered to improve upon the existing appearance of the shopfront and are welcomed by the Council.

There are no amenity concerns to any occupiers on the upper floors nor to any adjoining residential occupiers in terms of loss of outlook or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The application site is not listed, nor is it located within a conservation area.

As such, the proposed development is in general accordance with policies A1, D1 and D3 of the Camden Local Plan 2017, 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.

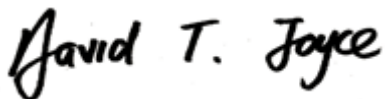
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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