

Ms Danielle Zaire  
Monmouth Planning Ltd  
38A Monmouth Street  
LONDON  
WC2H 9EP

Application Ref: **2017/5305/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

10 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**267 Camden High Street**  
**LONDON**  
**NW1 7BX**

Proposal:  
Installation of a fully glazed metal framed shopfront with sliding doors to retail (Class A1).

Drawing Nos: Cover Letter (19/09/2017); Site Location Plan; A.102.00; A.104.00; A.110.00;  
A.120.00.

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: Cover Letter (19/09/2017); Site Location Plan; A.102.00; A.104.00; A.110.00; A.120.00.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to re-instate a shopfront to a ground floor retail unit on the corner of Camden High Street and Jamestown Road. The site is not in a conservation area and is not listed.

The current commercial frontage consists of metal shutters that are shut at night to secure the premises. Some fixed timber and metal awnings are present. The current arrangement does not benefit from planning permission and is considered unattractive for this part of town.

The proposed metal frame and fully glazed shopfront with sliding doors (on Camden High Street) is not considered traditional.. The location of the site sits within the unique and eccentric part of Camden Town where shopfronts are mixed and eclectic in style. The character of the area, with its displays of goods obscuring most shopfronts and artworks at upper level on the front elevations, can allow for some flexibility in terms of design of a new frontage. The proposed shopfront will bring back the commercial identity of the retail unit by formalising its presence during day and night time.

The proposal is therefore considered to be acceptable in terms of size, design, location and materials to be used. It would enhance the character and appearance of the host and adjacent buildings and the streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

As such, the proposed development is in general accordance with policies A1 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).

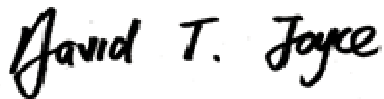
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce  
Director of Regeneration and Planning