

Mr Niall Hanrahan
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2017/6457/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

19 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
204 Kentish Town Road
LONDON
NW5 2AD

Proposal:

Refurbishment of existing timber shopfront, enlargement of existing entrance door and replacement of tiled stall riser with timber stall riser, addition of openable window within existing boarded up opening and replacement of exit door with double glazed double door to Gaisford elevation to retail unit (Class A1).

Drawing Nos: Cover Letter; Design and Access/Planning Statement (16/01/2018); 0010; 0100; 0200; 0300; 0301; 1100revA; 1200revA; 1300revA; 1301revA.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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; Design and Access/Planning Statement (16/01/2018); 0010; 0100; 0200; 0300; 0301; 1100revA; 1200revA; 1300revA; 1301revA.

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

- 4 The new joinery of the doors to match the existing historic joinery of the shop front and the new joinery of the vertically sliding sash to match the existing examples on the host building.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is to refurbish the existing timber framed shopfront including the replacement of the existing tile stallriser with a more traditional and more fitting timber stallriser. The current entrance door opening would be enlarged to accommodate a double door with a stallriser and fan light above. The existing timber board sitting above the shopfront and below the fascia is to be replaced and painted. The applicant intended to replace the existing timber board with 'top lights', but issues with damp and subsequent required structural works rendered this difficult. Nevertheless, despite the limitation with the boarded area between signage and the top of the shopfront, the proposed refurbishment and associated alterations are considered to be sympathetic and an improvement to the character and appearance of the host building.

On the Gaisford Street elevation, there are currently 2 blocked arched window openings with a door in between that would appear to be used as an escape route. A 2 over 2 timber sliding sash window is to be inserted into one of the blocked arch window openings (on the far left). The single door is to be replaced with a glazed timber double door with an arch fan light above. These would allow for natural light to permeate within the rear part of the building as well as a direct access. The other blocked window is to remain as such.

The originally submitted scheme was revised from the creation of a new entrance

door on the apex elevation to keeping the entrance as existing, though enlarged. A disabled call point is also to be added by the enlarged entrance.

The overall scheme would not only enhance the commercial part of the host building, it would also stand as an incentive for others to follow suit, being in a prominent location. The proposal is therefore considered to be acceptable in terms of its scale, design, location and materials to be used. It would enhance the appearance of the host building and the streetscape.

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

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

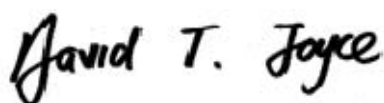
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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