

Mr Matthew Roe
RPS CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2017/6684/P**
Please ask for: **Jaspreet Chana**
Telephone: 020 7974 **1544**

26 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
159-165 Camden High Street
London
NW1 7JY

Proposal:
Installation of shopfront with automatic bi-folding doors.
Drawing Nos: 16.042/530 Rev A, Heritage Statement, Design & Access Statement

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:

16.042/530 Rev A, Heritage Statement, Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to install a new shopfront within unit 2 in the ground floor of the recently built five storey building. The site is within Camden Town Conservation Area.

The current frontage is boarded up and no shopfront has been in place as no retail unit has occupied the site since the building completed construction.

The proposed shopfront would install a modern shopfront with space left for the fascia signage, four large glazed panels with powder coated aluminium frames in grey and automatic bi-parting doors for access.

As the subject site is within a Conservation Area a traditional shopfront and materials such as timber are normally expected. However, as the building is of a modern design and material and the surrounding retail units are of various size, design and material a more contemporary approach is considered acceptable in this instance. As such, the proposal is considered to be acceptable, and will preserve the character and appearance of the host building and the surrounding Conservation Area.

The site's planning history was taken into account when coming to this decision. No objection was received as a result of the statutory consultations.

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 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 policy D1, D2, D3 and A1 of the London Borough of Camden Local Plan 2017; the London Plan 2016 consolidated with alterations since 2011; 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).

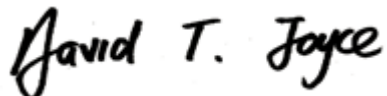
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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