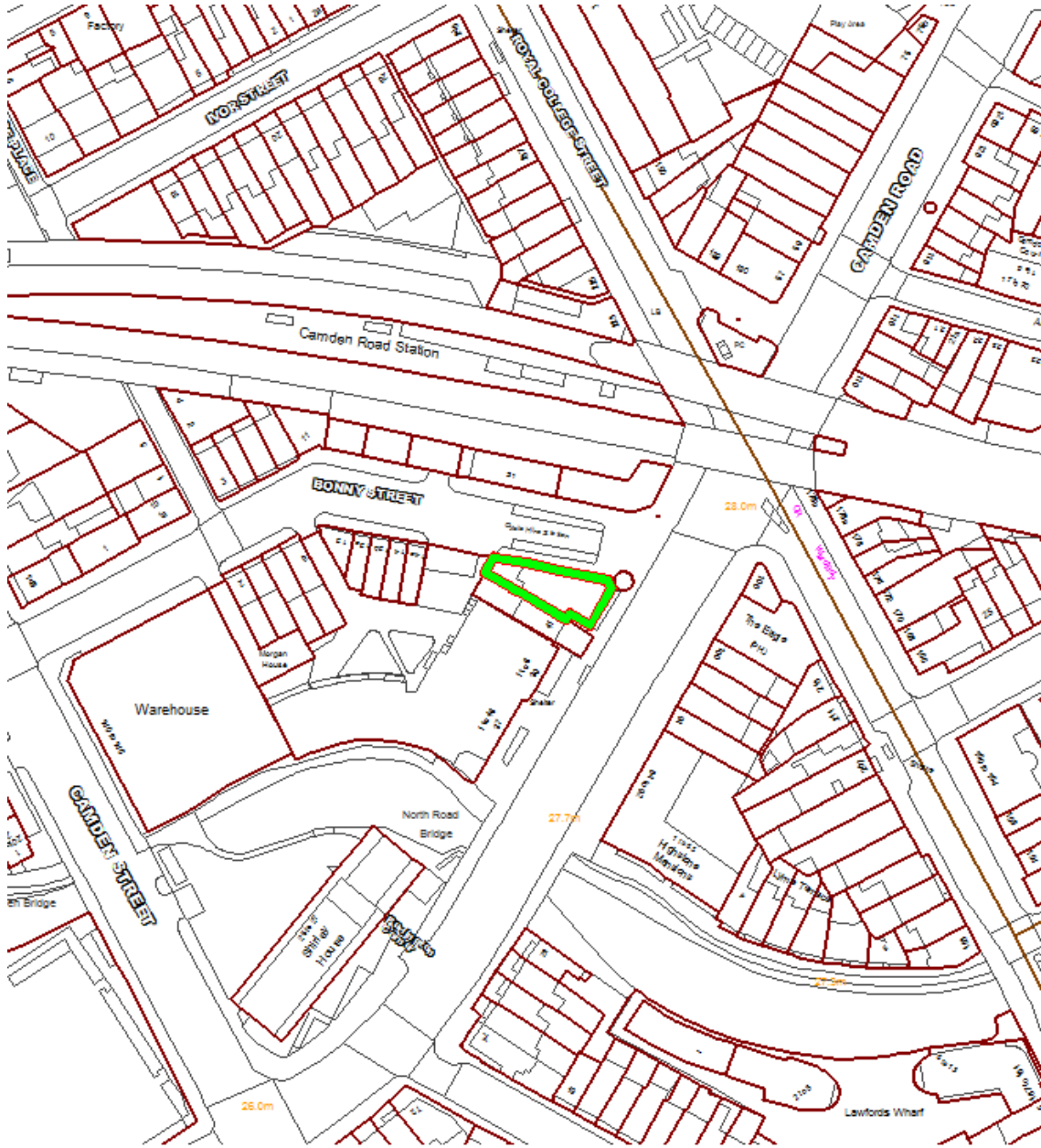
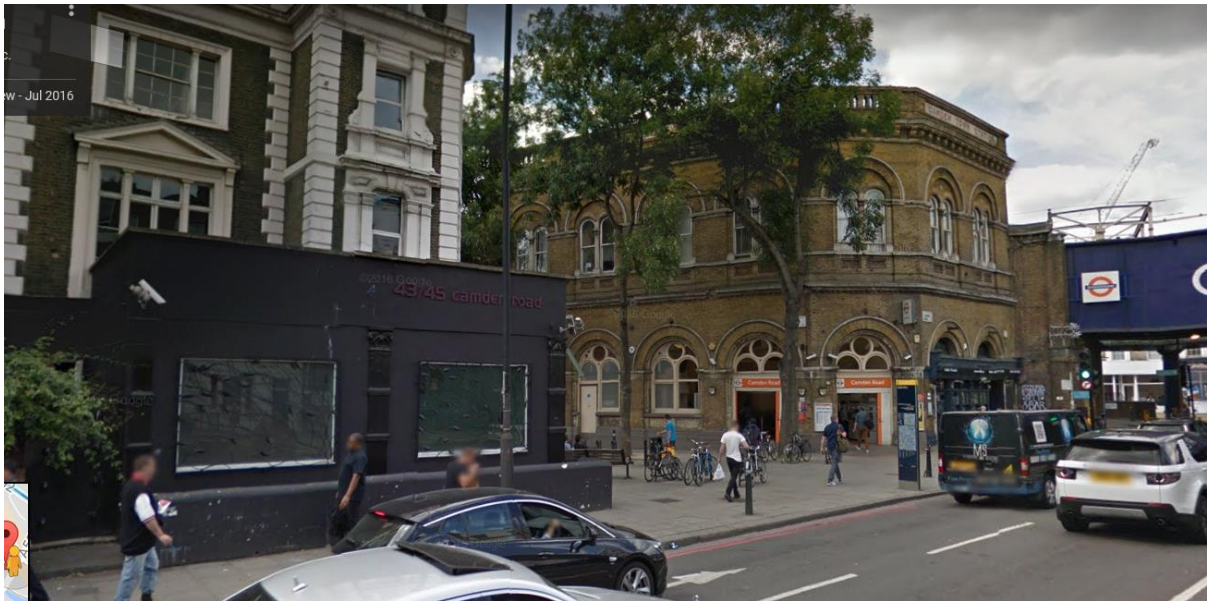


2017/5299/P and 2017/5301/A

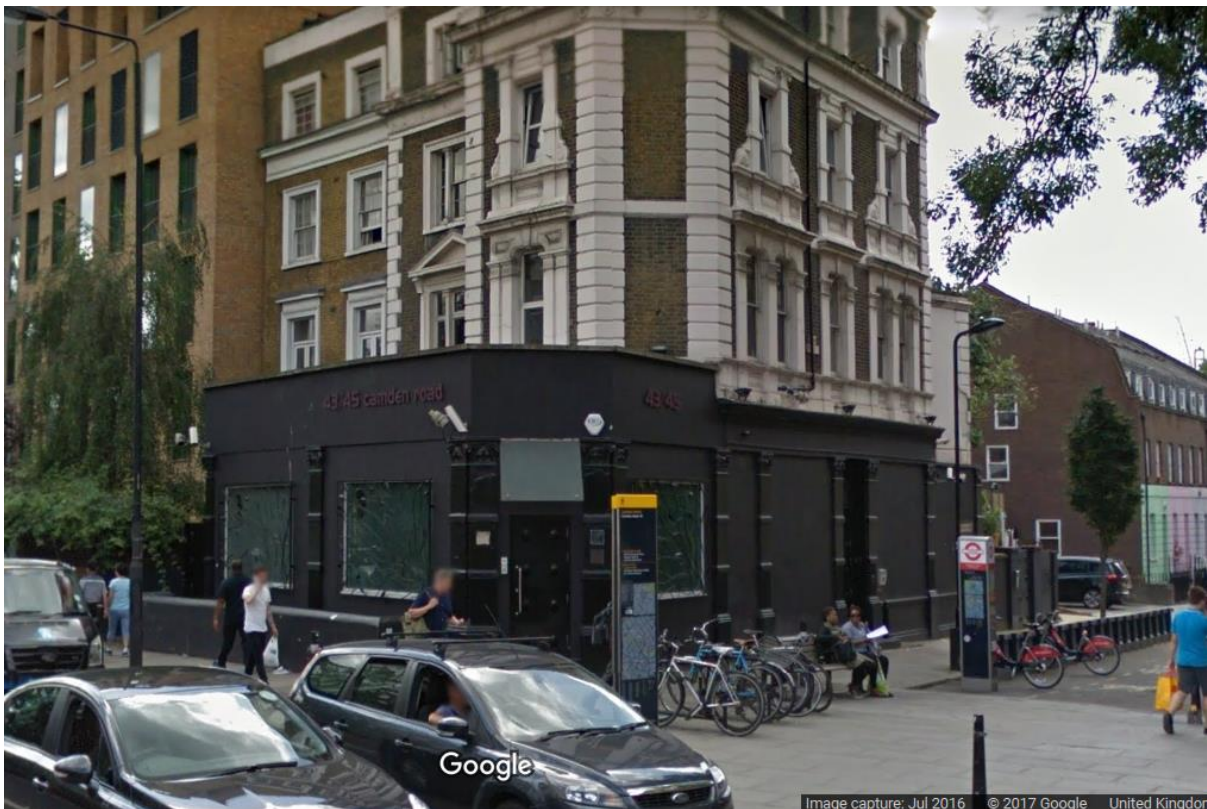
43-45 Camden Road



1. View of the premises in context



2. View of both elevations – Camden Road and Bonny Street



3. Illustration/interpretation showing how the proposal is to look like in relation to the external works



Delegated Report		Analysis sheet	Expiry Date:	17/11/2017
(Members Briefing)		N/A	Consultation Expiry Date:	27/10/2017
Officer			Application Number(s)	
Matthias Gentet			1) 2017/5299/P 2) 2017/5301/A	
Application Address			Drawing Numbers	
43-45 Camden Road LONDON NW1 9LR			Please refer to draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1) Change of use at ground floor level from Private Members Club (Sui Generis) to cafe (Class A1/A3) during daytime hours (08:00 – 18:00), replacement of the existing low rendered wall on Camden Road elevation with black painted metal railings, removal of external grilles, addition of 3no retractable canopies and 4no spotlights above fascia, new entrance door with added lantern above, and new external vent to north elevation. 2) Display of 1 x externally illuminated fascia sign and an non-illuminated sign above entrance door.				
Recommendation(s):		1) Grant conditional Planning Permission 2) Grant conditional Advertisement Consent		
Application Type:		1) Full Planning Permission 2) Advertisement Consent		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
<p>Summary of consultation responses:</p>	<p>Site Notices were displayed on 29/09/2017 and expired on 20/10/2017, and a Press Advert (published on 06/10/2017 and expired on 27/10/2017).</p> <p>Comments from The Metropolitan Police have been received with the following recommendations:</p> <p><u>Main entrances</u></p> <p>The main entrance door should be fitted with LPS 1175 SR2 rated door which will have toughened and laminated glass; this will prevent any injuries to any person who tries to commit criminal damage and any bystanders. Also, with the heightened terrorist threat at busy locations the doors will act as a barrier to protect people escaping from such attacks.</p> <p><u>Rear Access</u></p> <p>This area appears to be vulnerable with the low walling which surrounds the courtyard area. The addition of a 300 mm trestle along the top of the wall will mitigate this risk and consideration should be given to the rear access gate and addressing the security of this. Any door from the courtyard to the premises I would recommend as being PAS 24 rated and covered with 'dusk till dawn' lighting. This lighting will compliment any CCTV that covers this area. This will make the area less appealing for burglars as the area is not covered by any natural surveillance.</p> <p><u>Separation of café and office space</u></p> <p>I have not spoken to the applicant of this project but from reviewing the plans it would appear there would be permeability between café and office space. If this is the case then I would recommend all doors between both spaces to be PAS 24 rated and controlled with an access system which will prevent unauthorised movement between the two spaces.</p> <p>Follow-up comments regarding the applicant's response:</p> <p><u>Rear access</u> - The removal of the PIR (Movement sensor) would be more appropriate and replaced with the 'dusk till dawn' lighting. Reason is that the PIR light can be activated by the weather or small animals. With them randomly being activated they tend to be ignored and lose their security value.</p> <p><u>Officer's Response:</u></p> <p><i>The applicant has also agreed to have the main entrance door to be an LPS 1175 SR2 door which will have toughened and laminated glass, and to the replacement of the PIR (Movement Sensor) with a 'dusk till dawn' lighting sensor – in line with the Metropolitan Police's recommendations.</i></p>					
	<p>Camden Broadway CAAC have submitted the following objection:</p> <ul style="list-style-type: none"> - The site is located within the Regents Canal Conservation Area and directly adjacent to Camden Broadway Conservation Area and opposite the Grade II listed Camden Road Station (opened in 1870); - The appearance of the building therefore impacts on the setting of Camden Road Station as well as the buildings in Camden Broadway Conservation Area; - The CAAC welcomes improvements to the building in principle, but the application documents fail to sufficiently detail the proposed facade design; - Colour scheme on the ground floor front and side elevation does not reflect the 					

design of the upper floors, nor does it respond to the design of Camden Road Station;

- These descriptive colours are very non-specific, and the rendering included in the DAS does not match the description;
- Recommend that the design principles of the upper floors is picked up on, and the proposed colour palette be simplified, and the design to respond to the design principles of Camden Road Station;
- Recommend that the colour palette considers the colour of the projecting canopies;
- Light fittings are surprising in number and scale;

Officer's Response:

The colour scheme of the ground floor elevations are not subject to planning regulations. The commercial frontage was painted black many years ago and is now projecting a very dark and dull appearance. The repainting of the commercial frontage would brighten up the appearance of the ground floor level and can only be considered to be beneficial.

The amount of lights originally applied was 8 spotlights. This was considered to be excessive. In all, only 4no spotlights actually illuminated the advertising area of the new fascia sign. The other 2no on each end and the 2no on the other blank fascia area did not illuminate any advertisement and were thus not required. These have subsequently been removed from the proposal.

See paragraphs 2.1, 2.2, 6.12 to 6.15 in the below assessment.

Rochester CAAC have submitted the following objection:

- For the past 20 years it has been a poorly-used building, which appeared to have no (daytime) function, painted and enclosed defensively;
- Works on external renovation have started, without any web-page planning application;
- There is no mention on the web page that the Living Room would be a 'private club', The D&A states it will "operate with private events/talks/discussion groups/presentations and education/learning activities for registered members".
- More explanation of the functioning of the building under the new owners outside normal shopping hours is needed;
- The 'proposed' elevation creates a row of overhanging lights for the façade, and large lamp over the door out of character for a café;
- Present ground floor paintwork is dark and uncompromising: a lighter approach would be more welcome;
- The 'proposed' elevation drawing emphasises the rising stucco columns with darker pedestals and light columns, but the 'proposed' picture in the D&A statement paints all this in dark khaki;
- A contrast between columns and walls would be preferred, in keeping with the original 1850s white stucco and grey stock brick;
- Nos 43- should complement Camden Road Station, Grade II listed.

Officer's Response:

The colour scheme of the ground floor elevations are not subject to planning regulations. The commercial frontage was painted black many years ago and is now projecting a very dark and dull appearance. The repainting of the commercial frontage would brighten up the appearance of the ground floor level and can only be considered to be beneficial.

The amount of lights originally applied was 8 spotlights. This was considered to be excessive. In all, only 4no spotlights actually illuminated the advertising area of the new fascia sign. The other 2no on each end and the 2no on the other blank fascia area did not illuminate any advertisement and were thus not required. These have subsequently been removed from the proposal.

The use of the building as a private members' club would continue with the application only seeking a change of use of the ground floor during daytime hours.

See paragraphs 2.1, 2.2, 6.12 to 6.15 in the below assessment.

Site Description

The site comprises a 4-storey plus basement building sitting prominently on the corner of Camden Road and Bonny Street, and opposite the Grade II listed Camden Road Station. The upper floors are used as residential and offices and are set back from the Camden Road elevation of the ground floor. The whole building is in lawful use as a Private Members Club. The premises formerly operated as a Public House.

The property is within the Regents Canal Conservation Area and along with no. 41 is identified as making a positive contribution to the character and appearance of the Conservation Area. The site is also bordered by Jeffrey's Street and Camden Broadway Conservation Areas.

Relevant History

Site History:

2011/4068/P – (granted on 2011/4068/P) - Installation on carriageway of a cycle hire docking station including a registration/payment terminal and maximum of 47 docking points for bicycles, in connection with the Transport for London Cycle Hire Scheme;

PEX0100607 – (granted on 18/09/2001) - Installation of glass canopy over doorway;

PE9900116 – (granted on 16/06/1999) - Change of use from a public bar (A3 Use Class) to a private club (Sui Generis Use Class) with bar, kitchen, offices and residential flat;

35505 – (refused on 01/03/1983 but allowed on appeal on 16/03/1984) - Change of use from retail to public house and incorporation into the existing public house at 43/45 Camden Road, NW1 and associated elevation alterations.

Adjacent Sites History:

No69-71

2015/3264/P – (refused on 22/09/2015) - Change of use from A1 to mixed A3/A4 use and shop front alterations.

No128

2017/5197/P – (refused on 08/12/2017) – Prior Approval for the change of use from retail (Class A1) to restaurant/cafe (Class A3) use.

Site Enforcement History:

EN980891 - Change of use from A3 to nightclub or advertising office – Case closed on 21/12/1998 (No Breach Found)

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

A4 (Noise and vibration)

C5 (Safety and security)

C6 (Access for all)

D1 (Design)

D2 (Heritage)

D3 (Shopfronts)

D4 (Advertisements)

G1 (Delivery and location of growth)

CC5 (Waste)

TC2 (Camden's centres and other shopping areas)

TC3 (Shops outside of centres)

TC4 (Town centres uses)

Camden Planning Guidance (2013)

CPG5 (Town Centre)

CPG6 (Amenity)

CPG7 (Transport)

Camden Planning Guidance (2015)

CGP1 (Design)

CPG3 (Sustainability)

CPG8 (Planning Obligations)

Jeffrey's Street Conservation Area Appraisal (November 2002)

Regent's Canal Conservation Area Appraisal (September 2008)

1. Proposal

- 1.1 The proposal is seeking permission for the change of use at ground floor level from Private Members Club (Sui Generis) to cafe (Class A1/A3) to allow daytime use of the café and also include the partial use of the ground floor as a retail shop. This will also include the replacement of the existing low rendered wall on Camden Road elevation with black painted metal railings, the removal of external grilles over the windows, the addition of 3no retractable canopies and 4no spotlights above fascia, a new entrance door with added lantern above, and new external vent to north elevation.
- 1.2 Consent is also sought for the display of an externally illuminated fascia sign and an externally illuminated sign above entrance door.

2. Background

- 2.1 The original proposal included the addition of 8no spotlights: 6no above the fascia on Camden Road elevation, and the other 2no on the blank fascia on Bonny Street.
- 2.2 This element of the development has been amended by way of reducing the amount of spotlights from 8no down to 4no. Only the spotlight illuminating the advisement area on the fascia fronting Camden Road have been retained. The other 4no did not illuminate any advertisement and were therefore not required.

3. Assessment

- 3.1 The principle considerations in the determination of this application are:
 - Land Use- Amenity
 - Design and Heritage
 - Impact on Public Safety

4. Land use

- 4.1 The basement and ground floor levels are currently used as part of the Private Members Club and falling into the Sui Generis use class. The development would only affect the ground floor level of the property and would see it operating as a sandwich bar for the sale of cold food for consumption off the premises (Class A1) but also selling food and drinks, cold and hot food for consumption on the premises (Class A3).
- 4.2 The ground floor covers an area measuring approximately 98sqm. The café is to operate during daytime hours from 08:00 to 18:00.
- 4.3 Policy TC2 of the Camden Local Plan 2017 states that the Council the Council will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors, and will ensure that development in its centres is appropriate to the character and role of the centre in which it is located and does not cause harm to neighbours, the local area, or other centres.
- 4.4 Policy TC4 also states that the Council will ensure that the development of shopping, services, food, drink,

entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. There are a number of considerations, including the cumulative impact of food, drink and entertainment uses, the health impacts of development, the impact of the development on nearby residential uses and amenity and any prejudice to future residential development, parking, stopping and servicing and the effect of the development on ease of movement on the footpath, noise and vibration, fumes likely to be generate, the potential for crime and antisocial behaviour, including littering.

- 4.5 Although the application site is not within a designated Town Centre or Neighbourhood Centre, it is in close proximity to the Royal College Street/Camden Road Neighbourhood Centre. It is also located on the busy Camden Road and directly opposite Camden Road Station, as such the location is considered acceptable for a new A1/A3 use.
- 4.6 As stated in the description of the site above, the premises was formerly a Public House. A change of use from Public House to the Private Club was approved in 1999 [See Relevant History above]. The premises has been operating as a Private Members Club ever since. It is not considered that the proposed change of use to a café (Class A1/A3) during the day would result in an over-concentration of food, drink and entertainment uses in the local area or result in a negative cumulative impact. The use of the building during the day is likely to contribute positively to the street scene and the character and appearance of the wider area as it will provide an active frontage.
- 4.7 The proposed change of use is therefore considered to be acceptable and in accordance with the policies TC2, TC4 and A4 of the Camden Local Plan 2017.

5 Amenity

Servicing/Waste/Deliveries

- 5.1 All refuse arrangements are to remain the same as before. Waste associated with the café is to be stored in the rear courtyard, similarly as presently done.
- 5.2 The operator is proposing that deliveries are made outside peak vehicular times (AM: 8am-9am; PM: 5pm-6pm), and take no more than 10 minutes whenever possible. No deliveries will take place on Camden Road with the exception of - where necessary - the loading bay on Camden Road, near the bridge over the canal, and others in other nearby roads.

Noise

- 5.3 A new external vent is to be added on the upper part of the north elevation on Bonny Street. This will be the outlet from the duct that is to start from above the hob into the kitchen area.
- 5.4 The noise emanating from the use of the premises as A1/A3 would not harm the amenity of the neighbouring residents.
- 5.5 The Acoustic Report has been assessed by the Council's Environmental Health Officer and was found to be satisfactory.
- 5.6 The statutory conditions are to be added to the decisions in line with the recommendations from the Environmental Health Officer

Tables and Chairs

- 5.7 Camden Planning Guidance CPG5 (Town Centres) states that Tables and chairs placed outside buildings can provide alternative facilities for dining and drinking and contribute to the vibrancy and character of an area. However outdoor seating areas may also generate negative impacts in terms of expanding or intensifying food and drink uses, users generating noise leading to a loss of residential amenity, tables and chairs obstructing the footway, particularly for people with disabilities, creating an impediment to street cleaning and rubbish collection, and providing areas of opportunities for crime and anti-social behaviour like begging and theft. In addition outdoor seating areas of an inappropriate form may detract from the character of the area.
- 5.8 The terrace area within the curtilage of the property and fronting Camden Road is to be used for tables and chairs. Being on private land, a Tables and Chairs licence is not required. However, use of the terrace by the patrons is to be restricted to during opening hours of the operation, by conditions. This is to ensure that the neighbouring residents are not inconvenienced by noise disturbance from the customers during unsociable hours.

6 Design and Heritage

Shopfront

6.1 The commercial frontage is to be decluttered with the removal of the black painted metal security grills (with leaves details) on the Camden Road and , however such alterations do not require planning permission and therefore do not feature in the proposal.

Entrance Door

6.2 The proposal is to replace the existing solid entrance door, which appears heavy, intimidating and uninviting and would not be a welcoming feature for a café. It currently opens outwards over a semi-circular steps within the pavement.

6.3 The new entrance door is to be fitted with LPS 1175 SR2 rated door which will have toughened and laminated glass as recommended by the Metropolitan Police [see Response to Consultations above], to ensure the safety of the patrons. It will open inwards.

6.4 The glazing of the proposed door will offer a see-through view in and from the premises that will also work at providing natural surveillance.

Lantern

6.5 The existing fixed glass canopy above the entrance door is to be removed and replaced by a traditional copper lantern which will provide illumination of the entrance as well as pavement area directly outside the entrance to the premises, creating a safer environment.

6.6 It will also re-introduce a traditional feature commonly found on public houses.

Awnings

6.7 Three retractable awnings are to be affixed below the fascia on both elevations – 2 on Camden Road and 1 on Bonny Street – between the decorative capitals and corbels set above piers. They will not obscure the fascia or any other important features of the shopfront in accordance with CPG1 (Design).

6.8 It must be noted that due to the nature of the awning, whereby they do not carry any advertisement, they do not require planning permission.

Metal Railings

6.9 The small forecourt area fronting the Camden Road elevation is currently edged by a black painted rendered low level boundary wall measuring approximately 0.5m in height that is only accessible from the far left hand side – adjacent to the side access door. It is a very unattractive and harsh feature – similar to the existing entrance door, that works more like a defence fixture than a simple boundary line demarcation.

6.10 It is to be replaced with a black painted metal railing measuring roughly 1.2m in height that will open the area and will allow access to the forecourt to be used by the patrons as a terrace with tables and chairs. Although the height of the new boundary treatment is clearly being increased, it is however offering an open view of the terrace and a less imposing and intimidating frontage, nor will they produce a gate appearance.

External Vent

6.11 An external vent on Bonny Street elevation is to be added to assist with the ventilation from the kitchen. The small size of the fixture is to have very little impact on the elevation and is not considered to be discreet and thus acceptable.

Signage and spotlights

6.12 The proposed signage consists of a new fascia sign on Camden Road elevation to be externally illuminated by 4 spotlights, a non-illuminated sign above the entrance door, and some non-illuminated vinyl to the internal side of the glazing windows. The latter do not require express consent and are therefore not part of the advertisement consent application reference: 2017/5301/A.

6.13 CPG1 (Design) states that the type and appearance of illuminated signs should be sympathetic to the design of the building on which it is located. Externally illuminated signs should be unobtrusively sized and sited. Spotlights and trough lights should be fixed and sized as discreetly as possible.

6.14 The signage and spotlights are discreet and sympathetic to the character and appearance of the commercial

frontage in accordance with CPG1 (Design). Together with the other external alterations – including the repainting of the commercial elevations – the signage is participating in complimenting the host building.

Conclusion

6.15 The proposed entrance doors, lantern, awnings, metal railings, extract vent, signs and spotlights are considered to be acceptable in terms of size, design, location, materials to be used and illumination. They will altogether enhance the character and appearance of the host building. The removal of window grilles and lighter paintwork would also bring the ground floor back to life and enhance the setting of the adjacent listed station.

7 Impact on Public Safety

7.1 Policy A1 and D4 of the Camden Local Plan 2017 states that Highway safety, with a focus on vulnerable road users should be considered. Advertisements will not be considered acceptable where they impact upon public safety including result in glare and dazzle or distract road users; distract road users because of their unusual nature; disrupt the free flow of pedestrians; or endanger pedestrians forcing them to step on to the road.

7.2 The type of signage and the level of illumination are commonly found on commercial frontages.

7.3 As such, the proposal would not raise any concerns in terms of pedestrian and highway safety, and is therefore considered acceptable.

8 Conclusion

8.1 The change of use of the ground floor level from Sui Generis (Private Members' Club) to A1/A3 (Retail/Café) would not disrupt the character of the street which is characterised by a mix of retail, food and drink, and residential uses. The proposal would not cause undue harm to the character, function, vitality and viability of the area and would revitalise the corner site.

8.2 The associated alterations, in terms of size, design, location, materials to be used and method of illumination are considered to be acceptable and will enhance the character and appearance of the host and adjacent buildings, the streetscape and the conservation areas and will not harm the character and appearance of the listed Camden Road Station opposite.

9 Recommendation

9.1 Grant conditional Planning Permission.

9.2 Grant conditional Advertisement Consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th January 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr CHRISTOPHER BEAN
arcplanning
34B YORK WAY
LONDON
N1 9AB

Application Ref: **2017/5299/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

2 January 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

43-45 Camden Road
LONDON
NW1 9LR

DECISION

Proposal:

Change of use at ground floor level from Private Members Club (Sui Generis) to cafe (Class A1/A3) during daytime hours (08:00 - 18:00), replacement of the existing low rendered wall on Camden Road elevation with black painted metal railings, removal of external grilles, addition of 3no retractable canopies and 4no spotlights above fascia, new entrance door with added lantern above, and new external vent to north elevation.

Drawing Nos: Advert Support Letter (19/12/2017); Delivery and Servicing (Revised 06/12/2017); Outside Seating - Impact on Amenity Statement; Sections - Sitting Area and Door Entrance; East and North Elevations - with awnings down (27/10/2017); East and North Elevations - with awnings retracted (27/10/2017) Site Location Plan; Ground Floor Plan (19/12/2017); Lower Ground, Ground, 1st, 2nd and 3rd Floor Plans (6 pages); Street Aspect Illustration and Details of Works (19/12/2017); Block Plan; Planning/Design and Access Statement (19/12/2017); 170711-R001B - Acoustic Report (August 2017); Response to CACC Comments (06/11/2017).

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

Executive Director Supporting Communities



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 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: Delivery and Servicing (Revised 06/12/2017); Outside Seating - Impact on Amenity Statement; Sections - Sitting Area and Door Entrance; East and North Elevations - with awnings down (27/10/2017); East and North Elevations - with awnings retracted (27/10/2017) Site Location Plan; Ground Floor Plan; Lower Ground, Ground, 1st, 2nd and 3rd Floor Plans (6 pages); Street Aspect Illustration and Details of Works; Block Plan; Planning/Design and Access Statement (04/09/2017); 170711-R001B - Acoustic Report (August 2017); Response to CACC Comments (06/11/2017).

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

- 4 The use of the terrace area by patrons, within the forecourt of the property along the Camden Road frontage, is to be restricted during the opening hours of the cafe only.

Reason: To safeguard the neighbours' and immediate area's amenity in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA 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 ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

- 7 Prior to use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration

Informative(s):

- 1 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).
- 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.

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

Director of Regeneration and Planning

arcplanning
34b York Way
London
N1 9AB

Application Ref: **2017/5301/A**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

13 December 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
43-45 Camden Road
LONDON
NW1 9LR

DECISION

Proposal:

Display of 1 x externally illuminated fascia sign and 1 x non-illuminated sign above entrance door.

Drawing Nos: Advert Support Letter (19/12/2017); Delivery and Servicing (Revised 06/12/2017); Outside Seating - Impact on Amenity Statement; Sections - Sitting Area and Door Entrance; East and North Elevations - with awnings down (27/10/2017); East and North Elevations - with awnings retracted (27/10/2017) Site Location Plan; Ground Floor Plan (19/12/2017); Lower Ground, Ground, 1st, 2nd and 3rd Floor Plans (6 pages); Street Aspect Illustration and Details of Works (19/12/2017); Block Plan; Planning/Design and Access Statement (19/12/2017); 170711-R001B - Acoustic Report (August 2017); Response to CACC Comments (06/11/2017).

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

Conditions and Reasons:

Executive Director Supporting Communities



- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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 in regards to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION