

Application ref: 2018/2022/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 12 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Prime Meridian Ltd  
26a Ganton Street  
London  
W1F 7QZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**246-248 Kentish Town Road**  
**London**  
**NW5 2AB**

Proposal:  
Replacement of existing shopfront  
Drawing Nos: 417.22/PLA01, 417.22/PLA02 Rev. A, 417.22/PLA03 (Site Location Plan).

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, D2 and D3 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 417.22/PLA01, 417.22/PLA02 Rev. A, 417.22/PLA03 (Site Location Plan).

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Permission is sought to replace the existing bank frontage with a glazed retail frontage. The proposed scheme would incorporate a glazed frontage with 300mm high stallrisers, 300mm wide central pier and 900mm wide fascia sign. The shopfront would have an appropriate glazing ratio while the overall design would be considered sympathetic to neighbouring shopfronts along the locally listed terrace. The restoration or replacement of the capitals would support the architectural reunification of this unit with this section of retail frontage, while the use of grey powder-coated aluminium windows is considered acceptable in the context of the broader town centre retail frontage.

No objections were received in response to the consultation. The planning history of the site has been taken into account when making this decision

As such, the scheme is considered to be in accordance with policies D1, D2 and D3 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

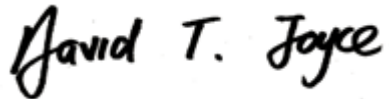
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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