

Thanks Ben



Application ref: 2018/1693/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 7 August 2018

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Mr Shaikh Kamal
134 Drummond Street
London
NW1 2PA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**134 Drummond Street
London
NW1 2PA**

Proposal:

Installation of replacement shopfront

Drawing Nos: 134DS(5) (Site location plan), 134DS(3) (Existing front elevation), 134DS(3) (Proposed front elevation), 134DS(1) (Existing floor plans), 134DS(1) (Proposed floor plans)

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 134DS(5) (Site location plan), 134DS(3) (Existing front elevation), 134DS(3) (Proposed front elevation), 134DS(1) (Existing floor plans) & 134DS(1) (Proposed floor plans).

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

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.
- 3 Reasons for granting permission.

The proposal would replace the existing shopfront with bi-folding doors and glazing above. The proposal retains the existing front features and signage (with the exception of the existing access door and stall riser). It is noted that the property is not within a conservation area and there are no nearby listed buildings which would be impacted as a result of the development.

Whilst it is acknowledged that the stallriser would be removed as part of the development, which would serve to remove some element of the character of the frontage contrary to advice contained within CPG1 Design (2018), this is currently obscured by clutter to the front of the property. The proposal would serve to remove some of the visual clutter to the front of the property and would, on balance, serve to improve the appearance of the frontage. A number of similar examples can be seen within the vicinity, and whilst this does serve to create a visual void at ground floor level, given the context of development and improvement to the clutter to the property, this would not represent harm to the property or area.

The site's planning history was considered in the determination of this application.

Given the relatively minor nature of the proposed works, the proposal is unlikely to result in undue harm to neighbouring amenities. Whilst it is acknowledged that some additional noise disturbance may occur given the more open nature of the frontage, given the A1 use of the site, surrounding commercial uses (and open frontages), and busy nature of the street, this is considered to be, on balance, acceptable.

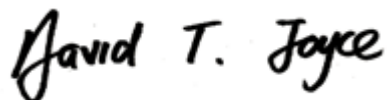
As such, the proposed development is in general accordance with policies A1, D1, and D3 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework 2018.

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