

Application ref: 2018/3174/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 5 September 2018

Development Management
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Planning Potential Ltd.
13-14 Orchard Street
Bristol
BS1 5EH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
142-162 Kilburn High Road
London
NW6 4JD

Proposal: Relocation of front entrance to retail unit (Class A1).

Drawing Nos: 180431 - 1100 - P1, 180431 - 1150 - P2, 180431 - 1400 - P2 and 180431 - 1500 - P2.

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:

180431 - 1100 - P1, 180431 - 1150 - P2, 180431 - 1400 - P2 and 180431 - 1500 - P2.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to relocate the existing store entrance further north, adjacent to 164 Kilburn High Road and involves the installation of a set of automatic sliding doors. Its relocation will improve access to the shop floor. The proposed location would be free of street clutter unlike its existing location to help improve pedestrian flow. It is noted that this side of Kilburn High Road is characterised by commercial premises at ground floor level with a wide variety of shopfronts. The application site occupies several units and has a large commercial frontage. It is considered that the fenestration alterations to the shopfront are minor and would not have a detrimental impact on the overall appearance and design of this commercial unit. The development is therefore not considered to harm the character and appearance of the host property, streetscene and wider area.

There are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history has been taken into account when coming to this decision. 1 objection and 1 comment were received following statutory consultation and have duly been taken into consideration.

As such, the proposed development is in general accordance with policies A1, A4, TC2 and D1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 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

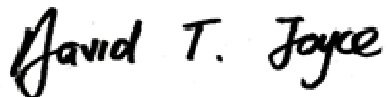
Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden 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