

Application ref: 2018/0844/P
Contact: David Peres Da Costa
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Date: 17 September 2018

Development Management
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
178A & 178B Royal College Street
London
NW1 0SP

Proposal:
Installation of new shopfront.
Drawing Nos: NL2-2 ED72; NL2-ED10; NL2-2-ED01.
NL2-2 PD74 Rev- D; NL2-2- PD73 A; NL2-2 PD100 Rev A

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
NL2-2 ED72; NL2-ED10; NL2-2-ED01.
NL2-2 PD74 Rev- D; NL2-2- PD73 A; NL2-2 PD100 Rev A

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed shop front is considered appropriate in terms of design and materials to the character and scale of the building. The proposed shop front will reinstate a traditional timber shopfront that will replace the existing dilapidated roller shutter shopfronts. A timber fascia, stall riser and frames will be installed with a new pilaster faced in timber. Overall the proposed alterations, in terms of design, location and materials are considered acceptable and will preserve and enhance the appearance of the host building and the character of shopping frontage along the commercial part of Royal College Street and the Camden Broadway Conservation Area. Given the minor nature of proposed works they are not considered to harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or light spill.

Following officer advice the proposal was amended to be constructed of a traditional timber shopfront and the access ramp on the highways was removed. Access will now be at grade and no ramp would be required.

Comments were received from a local resident and the Camden Broadway CAAC as a result of the statutory consultation. These comments are addressed in the consultation summary. The site's planning history has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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