

Application ref: 2018/3021/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 26 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Evan Ferguson Architect
Old Manor Farm
Helperthorpe
Malton YO17 8TQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**7-15 Camden Road
London NW1 9LG**

Proposal: Installation of new shopfronts and signage at nos. 7-15, as part of alterations to incorporate existing shop unit at no.7 into adjoining shop unit at nos. 9-15.

Drawing Nos: 1506.01a, 02.c, 03.c, 04.c; Design and Access Statement dated 26th June 2018 by Evan Ferguson architects.

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 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- 1506.01a, 02.c, 03.c, 04.c; Design and Access Statement dated 26th June 2018 by Evan Ferguson architects.

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 new ground floor metal framed shopfronts along this terrace simplify the glazing into a consistent pattern across all shop units, including the separate one at no.7, to make a coherent unified frontage. The existing modern timber shopfronts are of no particular merit. The design and materials are considered appropriate and will enhance the appearance of this retail frontage. They will not harm the character and appearance of this building and streetscene nor that of the conservation area.

The adverts shown on the drawings are subject to a separate advertisement consent ref 2018/3955/A.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. It is noted that this scheme has been approved previously on 24/08/2015 ref 2015/3858/P. Circumstances of the site and relevant applicable policies have not materially changed since that decision.

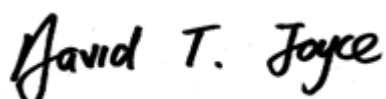
As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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