

Application ref: 2018/4723/P
Contact: Kristina Smith
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Date: 21 December 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:
131-133 Camden High Street
London
NW1 7JR

Proposal:
Shopfront alterations and erection of rear loading platform

Drawing Nos: 100; 101; 102; 103; 104; 105; 106; 107; 108; 109A; 110; Cover letter from Planning Potential (dated 01.10.18); and Design and Access Statement (dated 20.09.2018)

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 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:

100; 101; 102; 103; 104; 105; 106; 107; 108; 109A; 110; Cover letter from Planning Potential (dated 1.10.18); Design and Access Statement (dated 20.09.208)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The shopfront alterations involve bringing it forward to infill a currently recessed entrance area aligning it with the rest of the front elevation and the generally established building line along Camden High Street. The larger glazed panels would be replaced with smaller, vertical full-height glazed panels in an aluminium frame. Although this is not a traditional shopfront, the overall appearance and character is very similar to the existing and therefore the proposal would preserve the character and appearance of the Camden Town Conservation Area.

To the rear, it is proposed to erect a galvanised steel loading bay structure in a recessed part of the building. The structure would be located at ground floor level and would have very little prominence apart from in views from Arlington Road where it would appear consistent with the back of house, functional character of the rear servicing yard. It is understood from the applicant that the new loading platform is associated with the approach the future supermarket occupant takes to deliveries rather than an indication that large delivery vehicles are expected.

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 proposal is considered to preserve the character and appearance of the conservation area.

By virtue of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

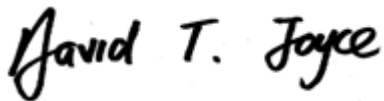
One objection has been received prior to making this decision, which is addressed in the associated consultation summary. The planning history of the site has been taken into account when coming to this decision.

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

- 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 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).
- 4 You are reminded that this permission relates to the works described by the description of development only and any new signage will require separate Advertisement Consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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