

Application ref: 2018/5410/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 21 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Labs Triangle
Labs Triangle
Stables Market
Camden Town
London
NW18AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

253 - 255 Camden High Street
London
NW1 7BU

Proposal:

Alteration to shopfronts, with installation of timber framed double glazing.

Drawing Nos: Design and Access Statement, Site location Plan: 1523.00.101,
1523.10.201, 1523.10.202, 1523.10.271, 1523.20.201, 1523.20.202, 1523.20.271.

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 Design and Access Statement, Site location Plan: 1523.00.101, 1523.10.201, 1523.10.202, 1523.10.271, 1523.20.201, 1523.20.202, 1523.20.271.

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 proposed shop fronts are considered appropriate, in terms of design and materials, to the character and scale of the site and street setting. The proposal will see the reconfiguration of traditional timber shopfronts across two commercial units. The existing timber fascia panel shall be retained with the existing cloth awning. New timber glazed double doors shall be installed, new timber framed windows and a new timber stall risers.

Overall the proposed alterations are considered acceptable and will preserve and enhance the appearance of the host buildings and the character of the commercial frontages in this part of Camden High Street. Given the relatively minor nature of proposed works it is not considered the proposed works would cause harm to the amenity of any adjoining residential occupiers.

No objections have been received. The sites planning history was taken into account when coming to this decision.

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.

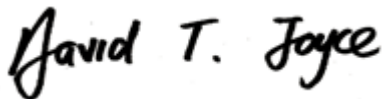
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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.

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