

Application ref: 2018/5851/P
Contact: Laura Hazelton
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Date: 22 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Collective Works
8 Mackintosh Lane
London
E9 6AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
175 West End Lane
London
NW6 2LH

Proposal:
Installation of new shopfront awning and security shutter

Drawing Nos: CW-0112-001 rev 01, CW-0112-002 rev 02, CW-0112-220 rev 04.

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: CW-0112-001 rev 01, CW-0112-002 rev 02, CW-0112-220 rev 04.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals involve minor alterations to the existing shopfront including a new awning and security shutter. The awning would be retractable, and would comply with Camden's design guidance CPG1 which states that awnings should incorporate a minimum of 2.3 metres clearance between the bottom of the blind and the pavement, and should incorporate a minimum of 1 metre between the blind and the kerb edge.

CPG1 discourages the installation of security shutters as they can be visually unattractive, obscure shopfronts, attract graffiti and prevent natural surveillance. As such, the proposed shutters were revised during the course of the application from solid to perforated shutters which would address many of these concerns. Furthermore, given the fact that solid shutters were previously installed to this shopfront when it was in use as a nightclub until 2018 and shutters have been installed to other shopfronts within this terrace, the proposals are not considered to be out of character or to worsen the existing situation.

Overall, the proposed alterations, in terms of design, location and materials are considered acceptable and would preserve the appearance of the host building and the character of the shopping frontage and Conservation Area.

Given the minor nature of the proposed works, they are not considered to harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or light spill.

No responses were received prior to the determination of this application. 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, D2 and D3 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).

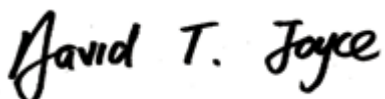
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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