

Application ref: 2018/4844/P
Contact: Matthew Dempsey
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Date: 25 January 2019

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Architecture Design Limited
The Joiners Shop
The Historic Dockyard
Chatham
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ME4 4TZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**11 Kentish Town Road
London. NW1 8NH.**

Proposal: Alterations to shopfront, new awning and replacement advertisements.

Drawing Nos: Site Location Plan A.1.0, A.1.3a.

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 Site Location Plan A.1.0, A.1.3a.

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 host property is a four-storey building within a terrace, north of Camden Town Underground Station on the Eastern side of Kentish Town Road. It is within the Camden Town Conservation Area, but is not a listed building. There is a mixture of commercial uses at ground floor level in the immediate vicinity.

The application relates to the ground floor only of No. 11 Kentish Town Road.

The site is a vacant commercial unit with existing signage in place from a previous occupier. The proposed alterations are considered an improvement on the existing appearance. The current, overly dominant, fascia panel will be reduced in size to a more suitable scale for, and position on, the host building. The new fascia sign shall be non-illuminated.

Additionally the existing projecting sign will be removed and a smaller replacement shall be displayed in a similar location, at fascia level. The new projecting sign will have some internal illumination (200 cd/m² max), but this will be static and is considered acceptable in this location.

Further to the above, a new awning shall be installed which includes some text relating to the new occupant's business. The awning will be black in colour, with white text lettering.

The proposal will also see the existing shopfront treated to improve the general

appearance. The columns framing the shopfront and also shutter guides, stall riser and the doorway to residential flats above shall be painted black. Additionally some decorative detail shall be added to the shop door itself.

It is not considered that the proposals would cause a negative impact on any neighbouring amenity.

No objections were received prior to coming to this decision. The site's planning history was taken into account when assessing the proposal.

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 (ERR) 2013.

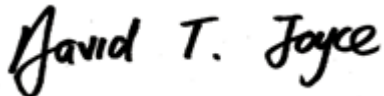
The proposed development is in general accordance with policies A1, D1, D2, D3 and D4 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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