

Application ref: 2018/5489/P  
Contact: Charlotte Meynell  
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Date: 4 February 2019

**Development Management**  
Regeneration and Planning  
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Risner Design  
20 Great Peter Street  
Westminster  
London  
SW1P 2BU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1 Belmont Street**  
**London**  
**NW1 8HJ**

Proposal:  
Installation of replacement shopfront; installation of 2 x new rear windows and enlargement of 1 x existing rear window at ground floor level.

Drawing Nos: A-E-101 PLANNING\_REV\_B; A-E-102 PLANNING\_REV\_B; A-E-103 PLANNING\_REV\_B; A-E-201 PLANNING\_REV\_B; A-E-301 PLANNING\_REV\_B; A-E-302 PLANNING\_REV\_B EXISTING REAR ELEVATION\_REV B; A-E-302 PLANNING\_REV\_B EXISTING SECTION AA; A-P-101 PLANNING\_REV\_B; A-P-102 PLANNING\_REV\_B; A-P-301 PLANNING\_REV\_B PROPOSED FRONT ELEVATION; A-P-301 PLANNING\_REV\_B PROPOSED SECTION AA; A-P-302 PLANNING\_REV\_B; A-P-501 PLANNING\_REV\_B.

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 A-E-101 PLANNING\_REV\_B; A-E-102 PLANNING\_REV\_B; A-E-103 PLANNING\_REV\_B; A-E-201 PLANNING\_REV\_B; A-E-301 PLANNING\_REV\_B; A-E-302 PLANNING\_REV\_B EXISTING REAR ELEVATION\_REV B; A-E-302 PLANNING\_REV\_B EXISTING SECTION AA; A-P-101 PLANNING\_REV\_B; A-P-102 PLANNING\_REV\_B; A-P-301 PLANNING\_REV\_B PROPOSED FRONT ELEVATION; A-P-301 PLANNING\_REV\_B PROPOSED SECTION AA; A-P-302 PLANNING\_REV\_B; A-P-501 PLANNING\_REV\_B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed shopfront alterations would extend glazing in the form of four fanlights to a higher level in place of the existing fascia sign. The existing shopfront consists of black aluminium framed glazing, and there is no consistency in design between the shopfronts at Nos. 1 and 1A Belmont Street, the only shopfronts in an otherwise residential street. The proposed use of grey aluminium framed and timber glazing is therefore considered appropriate for the host building, and the proposed removal of the existing external roller shutter would improve the appearance of the wider streetscene.

The enlargement of 1 x window and reinstatement of 2 x windows in their original openings to the rear with white timber framed casement replacements is considered acceptable in terms of design.

The rear of the property fronts an entrance yard to a gym used for car parking. As such, given the location and nature of the works, it is not considered that the proposed replacement shopfront and new rear windows would have any impact on neighbouring amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D3 of the Camden Local Plan 2017. The proposed development

also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

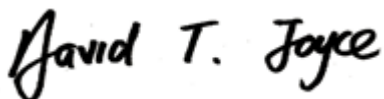
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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