

Application ref: 2019/1043/P  
Contact: Tony Young  
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Date: 17 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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British Heart Foundation  
Fao. Mr Andrew Rice  
2A Cherry Orchard  
Lichfield  
WS14 9AN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**233 Kentish Town Road**  
**London**  
**NW5 2NB**

Proposal:  
Installation of replacement shopfront, including relocated entrance doors.

Drawing Nos: Site location plan; (KEN-CS-AR-)01, 03 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: Site location plan; (KEN-CS-AR-)01, 03 rev B.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposals at the front of the premises to replace the existing shopfront are considered to be appropriate for this location, in particular the repositioning of a new wider entrance doors, level access into the premises, raising up of the stall riser in line with the bottom rail of new entrance doors, and removal of external deposit box and tiling strip to extend the shopfront.

Concern was initially raised with regard to the proposed introduction of a recessed entrance lobby, external shutter and stepped access in so far as this would not accord with Council guidance and other relevant legislation, including the Equality Act 2010, by virtue of increasing the potential for anti-social behaviour, harming the appearance of the shopfront and restricting accessibility. Following Council advice, amended drawings were received omitting any recess and shutters from the proposals, and providing level access into and out of the premises. These amendments are considered to be acceptable.

Overall therefore, the proposed shopfront alterations, in terms of design, scale and materials to be used, are considered to be in keeping with the commercial identity of the high street and in accordance with Council policies and guidelines, and with due consideration given under the Equality Act 2010. The proposals would serve to improve the visual balance and help to declutter the shopfront, as well as, enhance the character and appearance of the building and the wider Kentish Town Neighbourhood Area and high street.

Due to the minor nature of the proposals, there are no amenity concerns to any adjoining residential occupiers.

The site's planning and appeals history has been taken into account when coming to this decision. Kentish Town Neighbourhood Forum responded and raised no objections to the proposals. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, D1 and D3 of the Camden Local Plan 2017, policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 Any alterations as shown on the approved drawings in relation to the rear elevation are not the subject of this application, and as such, have not been formally assessed nor form part of this approval. The granting of this permission is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Town and Country Planning Act 1990 as amended.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer