

Application ref: 2018/5920/P
Contact: Tony Young
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Date: 30 April 2019

Development Management
Regeneration and Planning
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Pegasus Group
Suite 4, Pioneer House
Vision Park
Histon
Cambridge
CB24 9NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
86 Kingsway
London
WC2B 6AQ

Proposal:
Installation of replacement shopfront, including the relocation of main entrance door and replacement retractable awning.

Drawing Nos: Site location plan; (18/550/-)02, 04 rev C; Emails from Pegasus Group dated 23/01/2019 and 16/04/2019.

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; (18/550/-)02, 04 rev C, 07 rev A; Emails from Pegasus Group dated 23/01/2019 and 16/04/2019.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement of the existing shopfront involves the relocation of the entrance door from the corner elevation to the main Kingsway elevation with provision of step-free, internally ramped access. The increased glazing height on all elevations following the removal of the existing low level fascia board signs would serve to improve the visual appearance of the shopfront and help to declutter it, and so enhance the character and appearance of the building considered to contribute positively to the Kingsway Conservation Area, and the wider high street, and would be acceptable.

Proposals also involve the replacement of an existing retractable awning on the main Kingsway elevation with a similar retractable awning (measuring approximately 1.5m long by 4m wide) with plain black canvas finish, concealed within a standard awning box. The awning would be fixed appropriately at fascia level and positioned within the vertical columns so as to respect the building lines and not to obscure any architectural features of the building. It would be approximately 2.8m in height above pavement level and approximately 4.5m from the edge of the pavement when fully extended. As such, the awning would not impact on the public highway or be harmful to public safety, and would not have any adverse impact on the neighbouring amenity in accordance with the Camden Planning Guidance.

Overall, the proposals are therefore considered to be appropriate for this location in terms of the design, scale and materials used, and would be in keeping with the commercial identity of the high street in accordance with Council policies and guidelines. As such, they would preserve the character and appearance of the building and wider Kingsway Conservation Area, and are acceptable.

Due to the minor nature of the proposals, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, privacy, or increased sense of enclosure.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Kingsway Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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 Camden Local Plan 2017, 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 The applicant is advised that associated proposals to display 3 illuminated hanging signs internally inside the premises, and as shown on submitted drawing (ref. 18/550/07 rev A), is considered to benefit from deemed advertisement consent, as defined by Schedule 3, Part 1, Class 12 of the Town and Country Planning (Control of Advertisements) Regulations 2007, and therefore does not require formal determination by the local authority by way of an associated advertisement consent application.
- 5 This consent 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 Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer