

Application ref: 2019/0773/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 7 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Koupparis Associates
95 Kentish Town Road
London
NW1 8NY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21-23
Pratt Street
London
NW1 0BG**

Proposal: Installation of aluminium shopfront with stallriser, new awning and alterations to the fascia.

Drawing Nos: 18-206-11 Location Plan; 18-206-06 existing ground floor plan; 18-206-08 existing elevations; 18-206-07_REV_A proposed ground floor plan; 18-206-09_REV_D proposed front elevation; 18-206-10_REV_A proposed shopfront fascia detail; 21-23PS D&A statement.

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 D 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: 18-206-11 Location Plan; 18-206-06 existing ground floor plan; 18-206-08 existing elevations; 18-206-07_REV_A proposed ground floor plan; 18-206-09_REV_D proposed front elevation; 18-206-10_REV_A proposed shopfront fascia detail; 21-23PS D&A statement.

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

Informative(s):

- 1 Reasons for granting permission.

The site is a three storey end of terrace building, the building is not located within a conservation area. The ground floor of no.23 is in use as a restaurant and the ground floor of no.21 is currently vacant, although prior approval was recently granted for the change of use from A2 use (finance and professional services) to A3 (cafe and restaurant) under Class C, Part 3, Schedule 2 of the GPDO 2015 (ref. 2018/2811/P, 31/08/2018).

The existing glazed shopfront holds little historic or architectural value worthy of preservation. The installation of an aluminium folding shopfront with stall riser would relate well to the upper floors of the building and wider street frontage. The awning would be set below the fascia and complies with the Councils detailed design guidance for shopfronts (CPG Design). The fascia branding is sensitively sized and designed and would be similar to the existing at no. 21. The shopfront alterations would add visual interest, quality and vitality to the street scene and are considered acceptable in design terms.

The new shopfront would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

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

As such, the proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D3. The proposed development also accords with the London Plan 2016 and National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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