

Application ref: 2019/6403/P
Contact: Matthew Dempsey
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Date: 22 April 2020

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

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GBS Architectural Ltd
The Studio
12 Deer Park Road
Wimbledon
London
SW19 3TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

230 Camden High Street
London
NW1 8QS

Proposal:

Creation of new residential entrance to front elevation enabling private access to existing upper floor flat and associated alterations to shop-front.

Drawing Nos: Site Location Plan, Existing Drawings 01of10 - 10of10 RevA, & 07of10 RevB, & 07of10 RevC. Proposed Drawings: 2019-012 01 RevD, & 2019-012 01 RevE.
Design and Access 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 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, Existing Drawings 01of10 - 10of10 RevA, & 07of10 RevB, & 07of10 RevC. Proposed Drawings: 2019-012 01 RevD, & 2019-012 01 RevE. Design and Access Statement.

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 Reasons for granting permission:

The existing shopfront consists of a simple roller shutter which closes off access to the unit from the front, similar to other shops along here. The proposed alteration will have a slightly narrower roller shutter installed, alongside a new door to provide access to the residential unit at the upper floors.

The installation of a door in this location is consistent with other similar shopfronts in the vicinity whilst the replacement roller shutter will also reflect the character of retail units nearby. The shopfront alterations will not harm the character and appearance of the host property or streetscene. The provision of a separate independent access to the upper floor flat is welcomed in ensuring its continued use in the long term.

The proposal would not have any adverse impact on residential amenity.

Two objections have been received during the course of this application which have been given due consideration. The site's history and relevant appeal decisions have also been taken into account when coming to this decision.

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

- 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