

Application ref: 2019/6385/P
Contact: Matthew Dempsey
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Date: 28 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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JAS design
83a Wrotesley Road
London
NW10 5UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
69 Chetwynd Road
London
NW5 1DA

Proposal:
Alterations to shop-front including re-positioning of new bi-fold doors.
Drawing Nos: Site Location Plan 19/017/001, 19/017/002, 19/017/003, 19/017/004A,
19/017/005A. 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 policies 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 19/017/001, 19/017/002, 19/017/003, 19/017/004A, 19/017/005A. 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 mixed timber and metal framed shopfront shall be replaced with an entirely hardwood timber framed shop frontage. This will include a reconfiguration of the access arrangement to the shop, to remove one doorway and widen the main customer entrance with timber bi-fold doors. This work also includes the slight widening of the existing step at the main entrance. Additionally, the external roller shutter shall be removed and a new security shutter installed internally.

The traditional design and materials of the shopfront is considered acceptable and consistent with this part of the street frontage. It will not harm the character and appearance of the host property, streetscene or Dartmouth Park Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

It is not considered the proposal would have any adverse impact on residential amenity.

One objection was received in relation to accessibility into shop via the stepped entrance. This has been given due consideration in accordance with the Equalities Act 2019. Given that the topography is sloping at this part of Chetwynd Road, the entrance step is existing, and the step will be extended to match the new widened door, there will be no change in accessibility nor is it feasible to improve it, thus the lack of level access here is considered acceptable.

The site planning history has also been considered prior to the determination of

this application.

As such, the proposal is in general accordance with policies D1, D2, D3, C6 and A1 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