

Application ref: 2020/1620/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 15 May 2020

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

Mr Andrew Jackson
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

North Yard Shopfronts
Building AB
Stables Market
London
Camden
NW1 8AH

Proposal:

Replacement and installation of new shopfronts, including the installation of downlights to the north, east and west elevations and replacement of existing gate [part retrospective]

Drawing Nos: 21941-NY-VER-DR-A-07-110 rev A, 21941-NY-VER-DR-A-07-001 rev A, 21941-NY-VER-DR-A-07-102 rev C, 21941-NY-VER-DR-A-07-120 rev C, 21941-NY-VER-DR-A-07-101 rev C, 21941-NY-VER-DR-A-07-113 rev A, 21941-NY-VER-DR-A-07-100 rev A, 21941-NY-VER-DR-A-07-103 rev A, 21941-NY-VER-DR-A-07-111 rev C, 21941-NY-VER-DR-A-07-112 rev C, North Yard Shopfronts Design 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: 21941-NY-VER-DR-A-07-110 rev A, 21941-NY-VER-DR-A-07-001 rev A, 21941-NY-VER-DR-A-07-102 rev C, 21941-NY-VER-DR-A-07-120 rev C, 21941-NY-VER-DR-A-07-101 rev C, 21941-NY-VER-DR-A-07-113 rev A, 21941-NY-VER-DR-A-07-100 rev A, 21941-NY-VER-DR-A-07-103 rev A, 21941-NY-VER-DR-A-07-111 rev C, 21941-NY-VER-DR-A-07-112 rev C, North Yard Shopfronts Design Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement shopfronts for the south side of the North Yard are considered to be an improvement on the existing arrangement. The fenestration pattern is simpler and involves less framing, which is more in proportion with the host building. The detailed design including profiles, materials and finishes are an improvement on the existing. The proposed fascia boards and hanging signs have been included for information only to demonstrate that the size and positioning would provide consistency across the whole facade of the building. An informative has been added to remind the applicant of the potential requirement for separate advertisement consent.

The Council's Conservation Officer has assessed the proposals and confirmed the proposed works preserve and enhance the character and appearance of the Regent's Canal Conservation Area, and cause no harm to the setting of the grade II* Horse Hospital on the opposite side of the yard.

Due to the location and nature of the proposed development, the works would not impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections have been received prior to the determination of the application. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of

the Planning (Listed Buildings and Conservation Areas) 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 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer