

Application ref: 2020/1134/P  
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Date: 14 July 2020

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

Phone: 020 7974 4444

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Pegasus Group  
10 Albemarle Street  
London  
W1S 4HH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**86 Chalk Farm Road  
London  
NW1 8AR**

Proposal:

Alterations to shopfront, including; reconfiguration of windows and doors with installation of louvres, and associated works (class A1).

Drawing Nos: Site Location Plan PL-000 Rev2, Block Plan PL-001 Rev2, PL-100 Rev2, PL101 Rev2, PL-200 Rev3, PL-201 Rev4, PL-300 Rev2. Noise Impact Assessment V1.3 23/04/2020.

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 PL-000 Rev2, Block Plan PL-001 Rev2, PL-100 Rev2, PL101 Rev2, PL-200 Rev3, PL-201 Rev4, PL-300 Rev2. Noise Impact Assessment V1.3 23/04/2020.

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

- 4 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Before the use commences, plant shall be provided with acoustic isolation, and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations

Reason: To safeguard the amenities of neighbouring noise/vibration sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 No vinyl stickers or any other coverings shall obscure the ground floor windows without prior written consent from the Local Planning Authority, except for in the specific areas shown on the approved plan; "Proposed Exterior Elevations - Planning, sheet No.PL-201 Rev4", dated 15/04/2020.

Reason: In order to maintain an active frontage in accordance with Policy A1 of the Camden Local Plan.

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:

A new business operation is to take control of the existing A1 retail premises at the ground floor. The alterations to the shopfront including creation of a new main entrance door, replacing an existing doorway with a full height window, and; the installation of louvres, and retained fascia panel, are considered acceptable in terms of scale, design and materials.

The new main entrance door will maintain the existing step free access, but will also provide an automatic sliding doors to further aid accessibility for all. The replacement window shall match other existing windows along the frontage to ensure a uniform appearance.

The installation of louvres is required due to associated plant installations within a dedicated plant room and an air intake related to the host business operation. The louvres shall be fitted within the existing aluminium frames of the window they replace, and; have been designed to match other existing elements on the host building, namely; the sliding shutters which are a feature of the residential window arrangements to the upper floors.

The fascia shall be coloured to suit the tenant occupier as part of these approved works. The fascia panel is expected to display an associated sign in the future, however this consent does not include any formal advertisement consent. Although the colouring the fascia panel is considered acceptable, an additional application for consent would be required for advert installations.

The applicant confirmed the intention to place vinyl sticker covering to portions of the glazed shopfront, which raised concern in relation to active frontages and potential for possible antisocial behaviour, however; the applicant has accepted the desire to keep the windows clear and any coverings to a minimum, and so; have accepted a condition to prevent any further window covering, other than that shown on the approved drawing; PL-201 Rev4 .

1 objection was received during public consultation from a local resident, in relation to noise nuisance, who requested that conditions should be placed upon any plant installation to ensure noise levels can be controlled. The Council Environmental Health Officer reviewed the details within the Noise Impact Assessment, provided by the applicant, and suggested conditions which have been applied to the final decision. They have confirmed the proposals are acceptable in environmental health terms.

The site is opposite a grade II\* listed building and also the Regent's Canal Conservation Area, however; The Council Conservation and Design Officer raised no objection to the scheme, on the basis that louvres are designed to match the existing features on the host property and vinyl window coverings were kept to a minimum to maintain an active frontage. Both of which have been incorporated into the decision.

The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building

or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, E1, E2, TC2 of London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016, the London Plan (Intend to publish) and the NPPF 2019.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 5 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.
- 6 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment