

Application ref: 2020/0700/P  
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Date: 6 November 2020

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

Phone: 020 7974 4444

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MRA  
92 Dover House  
Bolton Road  
Edmonton  
London  
N18 1HR

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**139 Camden High Street**  
**London**  
**NW1 7JR**

Proposal:  
New shopfront with entrance door aligning with shopfront and retractable external portullis shutter.

Drawing Nos: Location Plan, P02 A, Portcullis Shutters (Annotation Summary), Sliding metal door (Annotation Summary), London Shop Fitters Diagram

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 P02 A, Portcullis Shutters (Annotation Summary), Sliding metal door (Annotation Summary), London Shop Fitters Diagram

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

Informative(s):

- 1 Reasons for granting permission:

The application is for planning permission and the works for which planning permission is sought are shown on an amended drawing (P02 A) and include: new shopfront with entrance door aligning with shopfront, entrance door to upper floors, external roller shutter and fascia.

The drawing includes illuminated external signage and this would require advertisement consent. An informative is therefore attached to advise that advertisement consent should be obtained for the signage on the fascia and the projecting sign. The submitted drawings and details of the signage have not been included in this permission.

The works for which planning permission is sought would not result in any harm to the character or appearance of the Camden Town Conservation Area.

The existing shopfront is not one of the Historic Shopfronts in Appendix 4 of the Camden Town Conservation Area Appraisal and Management Plan.

The proposed shopfront, new doors and fascia would be similar to the existing and they would not alter the existing appearance significantly and no harm would be caused to the Conservation Area.

The materials and design would be similar to the shopfronts at the other buildings in the terrace.

The proposal to align the shop door with the shopfront would accord with the Camden Planning Guidance on shopfronts which notes that 'recesses in shopfronts will be discouraged due to their potential for attracting anti-social behaviour'.

A new retractable external shutter is proposed. This would be of a portcullis design. The Camden Planning Guidance on Design advises that such grilles are preferable to solid or pin-hole shutters as they provide security without obscuring window displays and allow views of the shop interior, which enhances appearance, surveillance and security.

Including a 1400mm opening with sliding door with step-free access, the

proposal would provide 'access for all' in accordance with the Camden Planning Guidance on Design.

The development is not considered to cause any adverse impacts on the amenity or security of neighbouring occupiers or the accessibility, security or legibility of the public realm.

No letters of objection have been received. The planning history of the site has been taken into consideration.

The development is considered to preserve the character and appearance of the 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 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, D1, D3 and D2 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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)
- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross,

London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. You are advised that the illuminated fascia and projecting sign would both require advertisement consent.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Director of Economy, Regeneration and Investment