

Application ref: 2020/5336/P
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Date: 11 March 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Anna Glowacka
79 Dartmouth Park Road
London
NW51SL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
63 Chetwynd Road
London
NW5 1BX

Proposal:
Installation of replacement shopfront.

Drawing Nos: Current Fascia and Hanging Sign, Elevation Drawing with Advertising,
Proposed Shop Front, Site Location

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 and Policies DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan (2020).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Current Fascia and Hanging Sign, Elevation Drawing with Advertising, Proposed Shop Front, Site Location

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The current application relates to a mid-terrace property on the western side of Chetwynd Road. The proposed front elevation works include the installation of replacement shopfront and the installation of replacement signage. The existing aluminium framed shopfront would be replaced with a timber framed glazing arrangement, fitted into the existing opening. The design and fabric of the replacement timber framed shopfront is considered acceptable and would be sympathetic to the character of the host property's front elevation.

The replacement shopfront would be visible alongside other traditional shopfront arrangements along the streetscene and would be similar to the traditional shopfront arrangements of neighbouring units in the terrace. As such, the proposals are considered to have an acceptable impact on the character and appearance of the adjoining shopping parade, as well as the wider conservation area.

The proposed works would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy, nor would they impede pedestrian flow along the street.

Two comments were received during the public consultation, details of which are included in the consultation summary. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan (2020). The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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