

Application ref: 2021/2960/P
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Date: 6 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Clarke Willmott LLP
Clarke Willmott LLP
Blackbrook Gate
Blackbrook Park Avenue
Taunton
TA1 2PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Harben Parade
Finchley Road
London
NW3 6JR

Proposal:
Shopfront alterations
Drawing Nos: Site location plan; block plan; existing elevations; existing basement;
existing ground floor; 1 Rev.A and Proposed ground floor.

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 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; block plan; existing elevations; existing basement; existing ground floor; 1 Rev.A and Proposed ground floor.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

It is noted that the existing shopfront includes full height glazing and it would be altered to relocate the entrance closer to No.6 Harben Parade and retain the high levels of glazing. The proposal would be in keeping with the design and context of other neighbouring commercial units within this parade. The fascia board would be raised from its lower siting to match the location and scale of the adjoining premises which would be an improvement. The materials would match existing and the detailed design is not considered to detract from the character and appearance of the host property and wider streetscene.

Given their scale, siting and design, the shopfront alterations are not considered to have any amenity impacts on the neighbouring properties.

There is an associated advert consent ref. 2021/2780/A for the proposed signage.

No objections were received during the public consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, D1 and TC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with The London Plan 2021 and The National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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
Chief Planning Officer