

Application ref: 2021/2888/P  
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Date: 10 November 2021

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

Phone: 020 7974 4444

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Paper Project a+d  
The Sawmills  
Duntshill Road  
(Off Flock Mill Place)  
London  
SW184QL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**126 Boundary Road**  
**London**  
**NW8 0RH**

Proposal: Alterations to shopfront, including new doors and matching fanlight detail.

Drawing Nos: 18491\_PL\_001 (Location / Block Plan); 18491\_PL\_005 (Existing Drawings); 18491\_PL\_006 (Proposed Drawings); Design, Access and Heritage Statement (18491\_PL\_008\_1 ).

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, S2 and D3 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: 18491\_PL\_001 (Location / Block Plan); 18491\_PL\_005 (Existing Drawings); 18491\_PL\_006 (Proposed Drawings).

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

- 4 Prior to works of installation of the shopfront, details comprising plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels, of the new shopfronts at a scale of 1:10, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved..

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D2 and D3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed changes to the appearance of the shopfront are relatively minor, comprising reinstatement of the stall riser, replacement of doors with glazed panels and introduction of fanlight over the right hand door to match the existing left hand light.

The proposals relate to the implementation of planning permission 2019/0116/P and other works associated with the future medical uses, although the internal arrangements have been altered from those shown on the consented drawings. A new staircase behind the shopfront would now link the upper floors, which means there would be very limited engagement between the activities within the ground floor and the street. However the current application is for shopfront alterations alone, and the internal works would not require planning permission.

It is observed from the application documents and site photos that the existing heritage shopfront has been removed in order to facilitate structural works to the ground floor. The proposed changes to the shopfront elevation will therefore require a replacement of the heritage detailing. Therefore condition 4 requires details of the replacement features, to ensure that the reproduction maintains the quality and character of the original shopfront.

The shopfront proposals respond acceptably to policies D3 (shopfronts) and

D2 (heritage) of the Camden Local Plan, and would preserve the appearance of the building, the terrace and the St John's Wood Conservation Area.

The alterations would have no impact on local residential amenity. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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.

The proposal is in general accordance with policies A1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://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.

- 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 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer