

Application ref: 2021/5314/P
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Date: 18 January 2022

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Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Clifton, Bristol
BS8 3BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**159-161 Camden High Street
London
NW1 7JY**

Proposal: Amendments to the shopfront approved under planning permission 2020/0919/P dated 23/09/21 for 'Change of use from an existing A1 (Retail use) to A3 (Restaurant use), together with the installation of replacement shopfront'

Drawing Nos:

Superseded Plans: J-01, J-02, J-03, J-04, J-05B, J-06B, J-07B, J-08B, J-09B, J-10A

Proposed Plans: 4884-02A, 4884-03B, 4884-04A, 001-863-01E, covering letter (by Alder King dated 28/10/2021)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 3 of planning permission 2020/0919/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

4884-02A, 4884-03B, 4884-04A, 001-863-01E, covering letter (by Alder King dated 28/10/2021), Noise Impact Assessment HA/AC488/V1 (dated 4th January 2021), letter from Knight Frank dated 5th January 2020, Manufacturers details of

Therminox flue

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

Informative(s):

1 Reason for granting approval-

The proposed changes are for alterations to the approved shopfront. The amendments involve moving the entrance door on the front elevation to be more central, and installing a high stallriser to the front and side elevations and reducing the amount of glazing. In addition, the approved kitchen louvre on the rear elevation would be widened. It is considered that these amendments would have no significant impact on the appearance of the property, the amenity of neighbours or occupiers, or the provision of accommodation space within the context of the overall scheme. As such, the amendments are not considered to be materially different.

The applicant had initially submitted amendments to change the colour of the shopfront tiles to yellow; however, on advice from a Council's Conservation Officer, the colour will remain in keeping with the approved plans.

The full impact of the scheme has already been assessed by virtue of the previous approval granted 23/09/2021 under ref 2020/0919/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 23/09/2021 under reference number 2020/0919/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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