

Application ref: 2021/0993/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 28 February 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

35-37 Parkway
London
NW1 7PN

Proposal:

External alterations, including installation of black painted metal gates in front of both entrance recesses (following removal of existing shutters, guides and boxes), replacement grilles to stallriser and fanlights, and replacement ceiling mounted lighting and new display case lighting within both entrance recesses.

Drawing Nos: PA00, PA01 rev C, PA02 rev D, PA03 rev A, PA04, PA05 rev A; Design & Access Statement (Rev A) and Heritage Statement from Godsmark Architecture received 04/03/2021 and 17/11/2021 respectively.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: PA00, PA01 rev C, PA02 rev D, PA03 rev A, PA04, PA05 rev A; Design & Access Statement (Rev A) and Heritage Statement from Godsmark Architecture received 04/03/2021 and 17/11/2021 respectively.

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

- 3 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the first use of the metal entrance gates hereby approved, both gates shall be provided in their entirety, and thereafter shall be permanently retained and maintained, and both existing roller shutters, guides and boxes shall be permanently removed.

Reason: To safeguard the character and appearance of the immediate area and the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

Nos. 35-37 Parkway are a pair of early C19 terraced houses which were converted to retail use by Palmers Pet Store circa 1921. The 1930s shopfront is recognised as having special historic interest through its Grade II listing as a rare survival of a pet shop, advertising exotic pets in the distinctive sign panels. The shopfront's significance is enhanced by its proximity to London Zoo in nearby Regents Park. The property is located within the Camden Town Conservation Area.

The Council initially expressed concern to original proposals involving alterations to a single entrance recess only (no. 37) in so far as it would undermine the design intent of the originally open recesses and disrupt the balanced appearance and special interest of the historic shopfront and two entrance recesses which can be read as a matching pair. In response, the applicant revised the proposal to include consideration of the appearance of the shopfront and recessed entrances as a whole.

As part of the revised proposals, two existing modern roller shutters, including guides and boxes, would be removed from both commercial and residential entrance recesses (nos. 35 and 37 respectively) with all fixings repaired and made good. Two new, matching black painted metal gates would replace the shutters at the front of both recesses. Each gate would be released open by new entry phone systems positioned at the sides and covered by flush,

polished brass plates. A condition has been attached to this decision to ensure that both gates are installed at the same time and the roller shutters are removed in order to safeguard the balanced appearance of both shopfronts and would enhance the character and appearance of the conservation area.

Though the amended proposal includes the installation of metal gates that would enclose both recesses to some degree, they would replace existing solid shutters and retain a high level of visual permeability into the recessed entrance areas. This would be further enhanced by new and replacement lighting within the ceilings and side display cases of both recesses. Surface conduits would be removed and concealed wiring and light strips used, with all decorative plasterwork made good, in order to avoid any harmful impact on the historic building. The alterations would therefore not only help to revive interest into these otherwise closed recessed spaces, but also provide improved security and reduced opportunities for anti-social behaviour for the residential occupiers of the upper floor flats at no. 37 in particular.

Other alterations include the removal and re-glazing of both fanlight grilles, replacement of any damaged or missing grilles in the shopfront stallriser, and repair of any damaged or cracked terrazzo floor tiles to match the surrounding in colour.

Overall therefore, the revised proposal would involve alterations sympathetic to the character and age of the building in terms of its design, proportions, location and materials, as well as, help overcome issues of anti-social behaviour at the property. The general uplift in the appearance of the shopfront and entrances as a whole would be in keeping with the character and appearance of the Grade II listed building and would enhance the character and appearance of the Camden Town Conservation Area. As such, the proposal is considered, on balance, to be acceptable.

There are no amenity concerns as a result of this proposal given the minor nature of the alterations. The proposal represents a benefit to residential occupiers in terms of improved security and reduced opportunities for anti-social behaviour.

- 2 The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A consultation response has been received and recorded in the associated consultation summary.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, C5, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National

Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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



Daniel Pope
Chief Planning Officer