

Application ref: 2021/3509/P
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Date: 28 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Jan Kattein Architects
Jan Kattein Architects
277 New North Road
London
N1 7AA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**115
117 & 119 Drummond Street
London
NW1 2HL**

Proposal: Alterations to shop fronts including installation of new awnings and lighting

Drawing Nos: Site Location Plan 115-000, 115-100, 115-001, 115-200.

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 115-000, 115-100, 115-001, 115-200.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the ground floor shop frontages are considered to be acceptable in terms of scale, design and materials. The works shall be carried out alongside repairs and making good, with the overall scheme considered an improvement on the existing arrangements.

The proposed alterations include the installation of three retractable awnings positioned above each commercial entrance and window with new security glazing. The repair and making good of existing render and timber shopfront features are welcomed. The development is not considered to harm the character and appearance of the host buildings or wider street scene.

Proposed works to all three premises are associated with a separate advertisement consent application ref. 2021/4293/A.

Given the minor nature of the works proposed, it is not considered to impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections were received prior to the determination of the application, and the site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D3 of the London Borough of Camden Local Plan 2017. The proposal 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer