

Application ref: 2022/1231/P
Contact: Fast Track TC
Tel: 020 7974
Email:
Date: 13 October 2022

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

ZAAVIA DESIGN LTD
15 YOXLEY DRIVE
ILFORD
IG2 6PZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Greville Street
London
Camden
EC1N 8PQ

Proposal:
Installation of a new shop front

Drawing Nos: ZAAVIA/5GS/108; ZAAVIA/5GS/106; ZAAVIA/5GS/110;
ZAAVIA/5GS/107; ZAAVIA/5GS/105; ZAAVIA/5GS/104; ZAAVIA/5GS/103;
ZAAVIA/5GS/102

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: ZAAVIA/5GS/108; ZAAVIA/5GS/106;
ZAAVIA/5GS/110; ZAAVIA/5GS/107; ZAAVIA/5GS/105; ZAAVIA/5GS/104;
ZAAVIA/5GS/103; ZAAVIA/5GS/102.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission/consent-

The proposal is for the installation of a new shopfront with a fascia board and rendered piers either side of the glazing. The windows would reduce in size to allow for a fascia panel and piers either side. The piers would be rendered in a light beige colour and the stallriser would be clad in polished manmade stone. The new shopfront is considered to be acceptable in terms of its size, design, materials and location. With regards to safety, the Design Out Crime Officer has raised no objections but has suggested mitigation measures given its use as a jewellery shop. The internal measures suggested would not require planning consent.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer