

Application ref: 2022/0139/P
Contact: Fast Track TC
Tel: 020 7974
Email:
Date: 14 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444
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Alexander Martin Architects Limited
Unit 20
43 Carol Street
London
NW1 0HT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
91 Regent's Park Road
London
NW1 8UT

Proposal:
External alterations to shopfront fronting Erskine Road.

Drawing Nos: 168-LOC-001; 168-E-202; 168-E-101; 168-E-301; 168-GA-101-F; 168-GA-205-B; 168-GA-301-F.

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: 168-LOC-001; 168-E-202; 168-E-101; 168-E-301; 168-GA-101-F; 168-GA-205-B; 168-GA-301-F.

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 original proposal was for the repositioning of the entrance door, installation of 8x windows and a retractable canopy. The new proposal has added stall risers at the base, which gives it an appropriate degree of solidity and retains characteristics of a traditional shop front. The Primrose Hill Conservation Area Advisory Committee (PHCAAC) commented on this applications requesting further details of the canopy, however this has been removed from the proposal because of its impact on the tree outside the shop, which was re-planted in March 2022. The PHCAAC also raise concerns over a security shutter, but this was not included in the proposed drawings and therefore does not form part of this application. The proposal is considered to preserve the character and appearance of the Primrose Hill Conservation Area.

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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer