

Application ref: 2022/4043/P
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Date: 14 February 2023

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

Rebels Design
3 Tower Street
Brightlingsea
CO7 0AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**86 Kingsway
London
WC2B 6AG**

Proposal:

Replacement shopfront to Kingsway and Gate Street elevations.

Drawing Nos: PJ2328-P-01; PJ2328-P-02; PJ2328-P-03; PJ2328-P-04

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: PJ2328-P-01; PJ2328-P-02; PJ2328-P-03; PJ2328-P-04.

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 Reasons for granting permission.

The application site relates to a basement and ground floor commercial premises located on the junction of Gate Street on the eastern side of Kingsway. The building is identified as making a positive contribution to the Kingsway Conservation Area.

The proposal seeks to replace a non-original shopfront including relocation of the entrance door to the corner elevation and introduction of an additional door to the Kingsway elevation, both providing level access with minimum clear door widths. The proposal is appropriate in terms of design, proportions, and materials as it would respect the architectural features by maintaining the division between units and proportions of the shop frontages by positioning the shopfront within the stone surround of the host building. The visual appearance of the shopfront is appropriate in terms of the detailed design and materials and consistent with the variety of shopfronts in the context of commercial character of the street frontage on Kingsway. During the application revisions were made to omit the proposed awnings due to the impact it would have at the street level on Gate Street. As such, the proposals are minor in nature and would preserve the character and appearance of the host building, wider street scene and Kingsway Conservation Area.

Given the minor nature of the alterations, they would have no detrimental impact on visual or neighbouring amenity in terms of loss of light, privacy, or outlook.

No objections have been received prior to making this decision. The sites' planning history was considered in the determination of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, C6, 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.

- 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 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.

- 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.

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