

Application ref: 2022/3520/P  
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Date: 1 March 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Brace Studio  
136 Drummond Street  
London  
NW1 2PA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**230-234 Kentish Town Road  
London  
NW5 2BU**

Proposal:

Installation of replacement windows to ground floor elevations and replacement entrance door, plus removal of ATM surround and bank deposit box.

Drawing Nos: Site location plan; 090- 01 (dated 11.08.2022); 090-01-02 Rev F (dated 07.12.2022); 090-01-05 Rev C (dated 07.12.2022); 090-01-04 Rev A (dated 25.11.2022); 090-02 (dated 11.08.2022); 090-01-03 Rev D (dated 07.12.2022).

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: Site location plan; 090- 01 (dated 11.08.2022); 090-01-02 Rev F (dated 07.12.2022); 090-01-05 Rev C (dated 07.12.2022); 090-01-04 Rev A (dated 25.11.2022); 090-02 (dated 11.08.2022); 090-01-03 Rev D (dated 07.12.2022).

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is a continuation of the locally listed group 238-234 Kentish Town Road and has notable and significant historical architectural significance, drawn from the form, detailing and fenestration of the building.

The proposed replacement windows and doors are considered appropriate as they would match the existing windows in terms of type, proportions, materials, glazing patterns and overall size of window openings. The proposed replacement windows and removal of the automatic teller machine appropriately reinstates the façades to preserve the character and appearance of the host building. Overall, the proposals would not harm the character and appearance of the host building, streetscene and adjacent conservation area.

Given the minor nature of proposed works, the proposals would have no greater harm than the existing arrangement and would not impact upon neighbouring amenity. The ramped access to the entrance would be retained and exceeds minimum clear door width requirements.

The display of signage has been assessed under the corresponding decision reference 2022/3304/A.

No objections have been received prior to making this decision. The site's planning history was considered when making this decision.

As such, the proposal is in general accordance with policies A1, C6, D1 and D2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Development Plan 2016. 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](http://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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer