

Application ref: 2023/3761/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 10 January 2024

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

Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
215 Haverstock Hill
London
NW3 4RB

Proposal:

Retrospective application for works to the external terrace including, erection of screening along south-eastern perimeter, 2x awnings, planters along north-western boundary, balustrades, ramp, external lighting, and festoon lighting and poles.

Drawing Nos:

Planning Design and Access Statement September 2023, Covering Letter 11th September 2023, Proposed GA 101R, Location Plan 111B, Block Plan 113, Terrace Balustrade Details 524D, External Plans & Elevations 527, Outdoor Space.

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 begin no 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:

Planning Design and Access Statement September 2023, Covering Letter 11th September 2023, Proposed GA 101R, Location Plan 111B, Block Plan 113, Terrace Balustrade Details 524D, External Plans & Elevations 527, Outdoor Space.

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.

- 4 All exterior lighting shall be turned off from 23:00 each night.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a single storied café building located on the southern side of Haverstock Hill. The site is not located within in a conservation area, and no listed buildings are affected. The Belsize Park Conservation Area adjoins the site to the east and south and the Fitzjohns Netherhall Conservation Area adjoins the site to the west.

The application seeks a retrospective application for works to the external terrace fronting Haverstock Hill, including the erection of screening along the south-eastern perimeter, 2x awnings, planters along the north-western boundary, balustrades, access ramp, external lighting, and festoon lighting and poles.

The design and materiality of the proposal is considered appropriate for the context, and is considered to be an improvement from the previously condition. The existing signage has been previously approved through 2023/3878/A, dated 21/11/2023. The proposal also incorporates an access ramp which enhances the accessibility of the site which was previously only accessible via stairs.

It is not considered that the proposal would result in any unacceptable impact on the amenity of neighbouring residential occupiers. The terrace is sufficiently located away from residential properties, and has been previously used for outdoor dining. While lighting is proposed, the applicant has stated that this is to be turned off after 23:00; a condition has been included requiring this.

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

accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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>.

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