

Application ref: 2024/2636/L
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Date: 13 August 2024

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London Borough of Camden
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WC1H 9JE

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Quadrant Design
58 King's Road
Reading
RG1 3AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**46 Hampstead High Street
London
NW3 1QG**

Proposal:

External and internal alterations in connection with fit-out of retail unit involving partitions, flooring, lighting, finishes, external floor tiles, door handles and ironmongery, redecoration of shopfront and replacement signage.

Drawing Nos: Site location plan; (J002205_A4_)00 rev B, 02; Design and access (& Heritage) statement (rev A) from Quadrant Design dated July 2024; Manufacturer's product specification (entrance floor tiles).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site location plan; (J002205_A4_)00 rev B, 02; Design and access (& Heritage) statement (rev A) from Quadrant Design dated July 2024; Manufacturer's product specification (entrance floor tiles).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, and its features of special architectural or historic interest.

It is firstly noted that the existing ground floor shopfront, though traditional in appearance, is a modern 1980s reproduction. The painting of the shopfront in a white colour (RAL 9003) is considered to be in keeping with the character and appearance of existing commercial frontages in Hampstead High Street and does not harm the appearance of the listed building as a whole.

The proposed replacement fascia sign would use existing external lights for illumination and be fixed appropriately to an existing panel. The projecting sign would be illuminated by trough lights in a similar fashion to the existing approved sign which it would replace. As such, the signs are considered to be acceptable in terms of their size, design, materials, location, luminance levels and methods of illumination and fixing. Moreover, the proposed signs would not obscure any significant architectural or historic features of the Grade II listed building.

The internal alterations at ground floor level associated with a proposed fit-out of the retail unit would not involve any fabric or features of special architectural or historic interest. Nonetheless, the internal works are noted as being minimal and reversible in nature which in listed building terms is a temporary arrangement that would ensure that any historic building fabric is preserved.

Overall, the proposed external and internal works are considered to be acceptable and would not be harmful to the Grade II listed building, and its features of special architectural or historic interest, and are acceptable.

The site's planning and appeal history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017, policy DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021, and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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).
- 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.
- 5 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 the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer