

Delegated Report		Analysis sheet	Expiry Date:	25/06/2013
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Hugh Miller			2013/2535/P	
Application Address			Drawing Numbers	
68 Heath Street London NW3 1DN			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant to condition 2 (sound insulation shall be provided for the building between the existing ground floor restaurant and proposed 1st floor residential flat) of planning permission 2012/1609/P dated 13/02/2013 for: Change of use and works of conversion from restaurant (Class A3) at first floor level, including use of the rear roof terrace, to a 1 bedroom self contained flat (Class C3).				
Recommendation(s):	Approval of details – Discharge condition 02			
Application Type:	Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The host building is located on the east side of Heath Street north of the junctions with Brick Lane and Streatley Place. Formerly a public house, but now in restaurant use; it dates from c. 1898-1900, and comprises ground and four upper floors. The second and third floors comprises self-contained flats and with independent access entrance. The interior of the building retains some decorative features of note, namely a fireplace with mirror above at rear ground floor level, moulded cornicing at ground and first floor levels, and original staircase between ground and first floors. The property has been altered to incorporate the present restaurant fit-out, and incorporates modern bar fittings and flooring, and various air conditioning units.

The building is Grade II listed and is located in the Hampstead Conservation Area.

Relevant History

February 2013 – PP Granted; LBC Granted as follows: subject to conditions and s106 legal agreement for 'carfree' housing.

A: Change of use and works of conversion from restaurant (Class A3) at first floor level, including use of the rear roof terrace, to a 1 bedroom self contained flat (Class C3);

B: Internal and external works in association with change of use and works of conversion from restaurant at first floor level to a 1 bedroom self contained flat.

Condition 02: Before the use commences sound insulation shall be provided for the building between the existing ground floor restaurant and proposed 1st floor residential flat, in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Hampstead Conservation Area Statement

The London Plan 2011

NPPF 2012

Assessment

Situation

In February 2013, the Council grant planning permission and listed building consent to convert the first floor A3 restaurant to a self-contained flat subject to condition:

Condition 02:

Before the use commences sound insulation shall be provided for the building between the existing ground floor restaurant and proposed 1st floor residential flat, in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Assessment

The submitted sound insulation floor details are generally in compliance with the original assessment; it comprises **a]** 25mm void, between the existing ceiling boarding, **b]** Timber joists, **c]** 100mm Isowool APR 1200 Insulation, **d]** 2 no. 15mm Soundblock Plasterboard taped and with skimmed finish. Historically, both the residential and commercial uses coexist between the ground floor and upper floors and provided that the works are carried out as shown on the submitted drawing 754/32 it is considered that there would be minimal if any impact on residential amenity. The sound insulation details are in compliance with LDF policies CS5, CS6 and DP26 and are considered acceptable.

Recommendation: Discharge condition 02.