

Delegated Report		Analysis sheet		Expiry Date:		24/03/2008	
		N/A		Consultation Expiry Date:		27/02/2008	
Officer				Application Number(s)			
Sheri Waddell				2008/0085/P			
Application Address				Drawing Numbers			
39 Heath Street London NW3 6UA				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to shopfront including relocating of entrance door to corner of Heath Street and Holly Bush Vale in connection with existing ground floor shop (Class A1).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	SN expires 27/02/08.						
CAAC comments:	Hampstead CAAC – No objection						
Site Description							
Basement, ground + 3-storey property at the apex of Heath Street and Holly Bush Vale within the Hampstead conservation area. Basement + ground floor shop that is currently vacant, with residential flats on the upper floors. The Council is the freeholder. This is a very prominent location within the conservation area.							
Relevant History							
No relevant planning history.							
Relevant policies							
Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.							
Replacement UDP 2006 S1/S2 – sustainable development SD1c – access for all B1 – general design principles; B3 – alterations and extensions; B4 – shopfronts, advertisements and signs; B7 – conservation areas.							
Camden Planning Guidance 2006							
Hampstead CAS							

Assessment

The Council's Valuer has advised that the previous tenant moved the shop door from its original location at the glazed corner apex of the building to a central point in the Heath Street frontage [one of the three large windows that faced onto Heath Street was replaced by double glazed doors and surrounding windows] sometime in 2005, although no planning permission was sought for this. The work was done in a very shoddy manner and has resulted in an unsightly overall appearance that detracts from both the building and the conservation area. The new tenant wishes to re-instate the door back to its original position and re-instate the glazing along the Heath Street frontage. The shopfront will be brass framed [as was the case with the original] with clear glazing. This work will greatly improve the appearance of the building and enhance the appearance of the conservation area, and is recommended for approval.

The Council's Access Officer has commented that, whilst the unlawful works do not comply with the requirements of the DDA, any new or altered features are required to be upgraded to meet Part M of the Building Regulations. The details are insufficient to establish if a level threshold is to be provided and if the new door will be of a suitable width. This was identified at pre-registration stage, but the agent refused to submit the necessary details to establish these facts – the need for DDA compliance will be referred to by informative.

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