

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/03/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		26/02/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Leo Hammond				2007/0288/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
76 Heath Street London NW3 1DN				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
To paint the front elevation of the building beige.							
<b>Recommendation(s):</b>		Grant listed building consent for painting					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice – no responses					
<b>CAAC/Local groups* comments:</b> *Please Specify		Not consulted					

## Site Description

The application site is a Grade II Listed building within the Hampstead Conservation Area. It dates from the early/mid C18, was refronted in the early C19 and has a C20 shopfront. It is part of a wider listing of 4 irregular terraced houses with later shops.

## Relevant History

## Relevant policies

### Replacement UDP Adopted June 2006

B6: Listed buildings

B7: Conservation areas

## Assessment

The application has been the subject of brief conservation pre-application discussions. It has also been the subject of an enforcement case, relating to a change of use from A3 (restaurant use) to A4 (bar use).

The application property is currently painted red, a colour that is considered inappropriate for the building or the Hampstead Conservation Area.

It is proposed that the building will be painted beige. This is considered an acceptable colour, and an improvement on red, for the listed building and the Conservation Area.

The agents have also included signage on the drawings: a hanging sign and fascia sign. The signage was not mentioned at pre-application discussions. The agent has not included details of the signage, i.e. elevation of the hanging sign and section of the fascia sign. I have conditioned the signage out of this application.

With regard to the enforcement issue for change of use I have added an informative highlighting the necessity for a separate change of use planning application.

## Recommendations

Approve painting, as acceptable in terms of conservation and design.

Condition out signage for separate application.

## **Disclaimer**

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