

Mr Miles Broe
Miles Broe Architecture LLP
Coronation Studios
104 North Road
Brighton
East Sussex
BN1 1YE

Application Ref: **2014/3243/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

14 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
BT Telephone Box
land fronting 25-26 Hampstead High Street
London
NW3 1QE

Proposal:
Change of use from BT telephone box to retail kiosk (Class A1) and associated works.
Drawing Nos: EX01, PL01, Design and Access Statement ref 9232-16/MB/FB, Details of replacement glazing ref 9232/MB/FB, Piper toughened glass specification.

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 be begun not 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: EX01, PL01, Design and Access Statement ref 9232-16/MB/FB, Details of replacement glazing ref 9232/MB/FB, Piper toughened glass specification.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No tables, chairs or A-boards shall be placed on the public highway without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the immediate area and enable free pedestrian movement in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use hereby permitted shall not be carried out outside the following times 0800 to 1800 hours Mondays to Fridays, 0800 to 1900 hours on Saturdays and 0800 to 1800 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

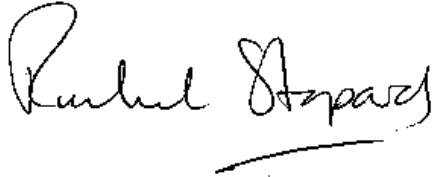
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Culture & Environment