

Mr. Timothy Mullany
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69 Medfield Street
London
SW15 4JY

Application Ref: **2015/0963/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
216 Haverstock Hill
London
NW3 2AE

Proposal:
Replacement of external flue, installation of canopy above front door and erection of front timber and wire boundary.
Drawing Nos: FM-HH-O1Rev2, FM-HH-O2Rev3, FM-HH-O3Rev7, FM-HH-O5Rev5, FM-HH-O8Rev0, FM-HH-O9Rev1.

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:

FM-HH-O1Rev2, FM-HH-O2Rev3, FM-HH-O3Rev7, FM-HH-O5Rev5, FM-HH-O8Rev0, FM-HH-O9Rev1.

Reason:

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

- 3 Noise from operation of the plant/structures hereby approved shall not exceed the existing ambient background noise level, in particular at night and for that reason shall be less than the background level by at least 5dBA when measured at a point 1 metre external to the nearest residential accommodation.

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 policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All new work and work of making good shall be carried out to match the original 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 DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

Following the submission of revised plans, omitting the parasol to the front forecourt, the retrospective replacement flue, front boundary fence and canopy are considered appropriate in terms of design, scale and materials used.

At the time of site visit, it appeared that the proposed works had been done, it is considered that they are in-keeping with the existing commercial identity of the host property, and it is considered that they would not harm visual amenity to the street which has a mixture of both commercial and residential uses.

The proposals are considered minor; the removal of a red telephone box and installation of a slender simplistic canopy in its place by the main entrance is considered an enhancement, the front boundary would measure 1 metre high by the entrance sloping down to 1.5 metres height (approximately 400mm more than existing), the materials used and height are not unusual as there are other front boundaries which are similar on this road.

The replacement flue is considered an enhancement to the previous, as it is smaller in size. It is considered that a noise condition replicating the one for the

previous flue shall remain to protect the neighbouring properties from harmful noise levels.

The advertisements do not form part of this planning application.

One objection and one comment have been received. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 You are reminded that this decision only grants permission for the described works. Any advertisements would require a further grant of advertisement consent.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment