

Gentet, Matthias

From: James Earl <[REDACTED]>
Sent: 08 December 2015 09:07
To: Dawson (development), Barry; Planning
Cc: [REDACTED]
Subject: RE: Planning application 2015/5655/P - 186 West End Lane

Dear Barry,

I'm writing further to Elizabeth Beaumont's email below on behalf of the Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) about the planning application for 186 West End Lane ref: 2015/5655/P.

We note that the site is the West End Green Conservation Area, the West Hampstead Town Centre, and the area covered by the Fortune Green & West Hampstead Neighbourhood Plan.

The NDF is very concerned about the apparent loss of the distinctive curved glass shop-front, which forms an important part of the historic character of the Town Centre. We are strongly opposed to this planning application and the proposed replacement shop-front.

Assessing this application against the Fortune Green & West Hampstead Neighbourhood Plan, we find it to be in breach of:

- >Policy 2: Design & Character
- >Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets
- >Policy 13: West Hampstead Town Centre

We therefore require that this planning application is rejected - and that the developer/owner is required to return the shop-front to its previous condition (as in the photograph with Holistic hair & beauty).

I would be grateful if you could inform me when a decision is made on this planning application.

Best wishes,

James Earl
(Chair, Fortune Green & West Hampstead NDF)

From: Elizabeth.Beaumont@Camden.gov.uk

To: [REDACTED]

Subject: RE: Planning Objection 2015/5735/A - 186 West End Lane IMPORTANT ENFORCEMENT ISSUE

Date: Mon, 7 Dec 2015 17:47:14 +0000

Dear Mr Marks,

Thank you for your email. I can confirm that a planning and advert planning application have been submitted for this property. All the information (drawings etc.) are combined under the planning reference, a note has been added to the system so this is now clear for anyone viewing the application. The planning application (2015/5655/P) is for the installation of new timber shopfront ([view plans and comment here](#)) and the advertisement consent application (2015/5735/A) is for the Installation of new fascia sign and hanging sign

We are not required to formally consult for advertisement consent applications and this is why the website does not display a date for comments. We do consult on planning applications, in this case we sent 41 letters to neighbouring occupiers, displayed a site notice outside the property and a notice in the local press. Your comments on the proposal have been passed to Barry Dawson who is dealing with this application. If you would like to make any further comments on the proposal you have until the 24th December and comments can be sent directly to Barry who is copied into this email.

We are aware that the existing shopfront was removed after the above applications were submitted and before the necessary consent was obtained. An enforcement investigation (ref: EN15/1036) was opened on the 19/10/2015 following a complaint about unauthorised works. This is being dealt with by Gary Bakall, a principal planning enforcement officer. The loss of the shopfront is disappointing and the owner has been advised that no further work should be undertaken and any further works are done so at their own risk.

I can assure you that it is not easier to obtain planning permission just because the works have already been undertaken. The proposed shopfront will be assessed against our planning policies and guidelines in the same way as if the works had not been undertaken. If planning permission is refused for the replacement shopfront we would then take formal enforcement action. If planning permission is approved, either because the proposal is considered acceptable or suitable revisions are made to the scheme, we would keep our enforcement investigation open until the works were undertaken.

Barry will be seeking comments on the proposal from the Council's conservation officers about the loss of the existing shopfront and its proposed replacement. He is also undertaking a review of the history of the shopfront to ensure we are clear which elements of the shopfront were historic. Barry will keep you updated on his assessment of these proposals and if any revisions to the proposed scheme are sought.

I hope this information is helpful. Please do not hesitate to contact me if you have any further comments or questions.

Regards,

Elizabeth

Elizabeth Beaumont
Appeals and Enforcement Team Manager

Telephone: 020 7974 5809

We want to hear your views on the changes we are proposing to how we consult on planning applications. To find out more and have your say visit www.camden.gov.uk/sci. Consultation closes on the 20 January 2016.

From: Charles Marks [REDACTED]
Sent: 05 December 2015 16:25
To: Planning [REDACTED]

Subject: RE: Planning Objection 2015/5735/A - 186 West End Lane IMPORTANT ENFORCEMENT ISSUE

Subsequent to my email below, I have now located another planning application in relation to the above property reference 2015/5655/P which includes plans and related documents for a fuller refurbishment. It seems rather odd that the application was signed on 21 September 2015 but was only posted online on the 26th November on the same date as the inadequate application queried yesterday.

It would be appreciated if the NDF might review the plan to see if it complies with the agreed Neighbourhood Plan and pass on comments if relevant.

Regarding the application itself, there are a number of errors in the application.

- Firstly, in the application document they have stated that the work has not started which is simply not true. The original frontage has been completely removed and this happened a number of months ago, works should be halted until planning permission is considered and if appropriate granted.
- They have stated in the application that the new frontage will be "Satin Anodised Aluminium" and the proposed elevation plans state it will be painted Tulip Wood so clearly one or the other is wrong.
- There is no mention as to what may happen to the original tiled mosaic floor in the external part of the doorway. On the basis the new area is not of the same size as the proposed, one has to assume this will be removed which should not be permitted.

The fact that the original frontage has already been destroyed even before the application was started is clearly a concern as is the lack of proper detail as to what will be put in its place. There needs to be some sort of recourse to penalize/prevent works being done without consent as retrospective consent is not appropriate and leads to many developers carrying out work on the basis that it is much harder to say no after the main damage has been done.

Yours,

Charles Marks.


Charles Marks
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From: Charles Marks
Sent: 04 December 2015 21:11
To: 'planning@camden.gov.uk'

[REDACTED]
Subject: Planning Objection 2015/5735/A - 186 West End Lane IMPORTANT ENFORCEMENT ISSUE

Sirs,

I note that a recent planning application 2015/5735/A - 186 West End Lane was registered online on the 26th November 2015 but had a Comments Closing Date of 25th November 2015 (yes the day before registration).

There are no documents relating to the application available online, however, the whole front of the site has already been removed and will no doubt be significantly different to the original (and very beautiful/unique) frontage and certainly more than the application which states it is just for a "new fascia sign and hanging

sign". Considering this is part of a conservation area, can you please explain how this has happened, why documents are available and why there has been no period to comment/review the plans?

The removal of the original facia is a serious concern for the area and breaches a number of planning constraints.

Looking behind the current hoardings, it is clear that the whole front has been removed (see image of original site attached) and this is neither appropriate nor in line with the correct planning process.

Please can you revert back to me and also confirm that work will be halted so no further damage is made to the original features of the site until the correct procedures have been implemented and the community have had time to review and comment on these documents. The continued destruction of the architectural heritage of this area must be halted as a matter of urgency and they must also be restored if removed without permissions. Developers seem to feel that they have free reign to totally bypass Camden's planning team and enforcement has to be a priority in this era of continual re-development.

Yours faithfully,

Charles Marks.


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