

Mr Stuart Eaves
Kyson Design Ltd
28 Scrutton Street
London
EC2A 4RP

Application Ref: **2015/5741/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

18 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
154 Haverstock Hill
London
NW3 2AY

Proposal:
Internal alteration to accommodate change of use from A3 to C1 including associated external alterations.

Drawing Nos: Site location plan, E/1000, E/1100, E/1101, P/2000 and P/2102.

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 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans : Site location plan, E/1000, E/1100, E/1101, P/2000 and P/2102.

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

Informative(s):

- 1 Reasons for granting permission

The proposal would result in the loss of A3 at ground floor level. The site does not sit on a primary frontage and therefore the loss of the A3 unit to accommodate two additional hotel rooms is not considered to harm the balance and mix of uses in this area.

The proposed changes to the front elevation and side elevation which include the introduction of a new door are considered to be sympathetic to the character of the host dwelling and the character of the Parkhill Conservation Area.

The proposal would result in two additional rooms at ground floor level, the increase in hotel rooms at this level is unlikely to result in harm to the amenity of neighbouring residents. The proposed changes are largely internal and would not result in harm to the amenity of neighbouring residents.

The proposal is unlikely to result in significant additional trip generation and the servicing is to remain as existing.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS4, CS5, CS8, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP14, DP16, DP17, DP20, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68, and 126-141 of the National Planning Policy Framework.

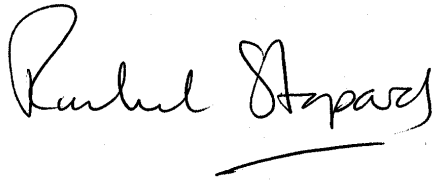
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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 underneath.

Rachel Stopard
Director of Culture & Environment