

Mr Niall Hanrahan
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2016/0729/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

13 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
216 West End Lane
London
NW6 1UX

Proposal:
Installation of new shopfront to A1 unit
Drawing Nos: 1302_01 (Location Map); 0100_02; 0300_02; 0301_02; 1100_02; 1300_03;
1301_02; Planning, Heritage, Design and Access Statement; Appendix 1- Planning Policy
Context

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 if in CA] 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: 1302_01 (Location Map); 0100_02; 0300_02; 0301_02; 1100_02; 1300_03; 1301_02; Planning, Heritage, Design and Access Statement; Appendix 1- Planning Policy Context

Reason:

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed shopfront is considered appropriate for the age and style of the building in terms of design, scale and choice of materials and is in keeping with the commercial identity of the high street. The shopfront is predominantly glazed with timber fascia and stall risers maintaining a window display maintaining an active frontage upon the street scene. This is considered to enhance the character and appearance of the wider West End Green Conservation Area.

The proposed new entrance door would be accessible to all users including wheelchair users as it would have a minimum clear door width of 1000mm. The proposed ramp within the entrance will also allow ease of access to all users.

Due to the minimal scale of the proposal, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

No objections have been received prior to making this decision. The applicant site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local

Development Framework Policies and Policy 2 and Policy 3 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies 7.4 and 7.6 of the London Plan (March 2015), and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

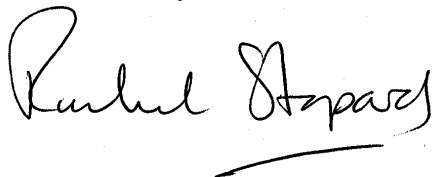
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Director of Culture & Environment