

Mr. Andrew Holman
Minor Group
5 Manfred Road
Putney
London
SW15 2RS

Application Ref: **2016/0934/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

3 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
82 Hampstead High Street
London
NW3 1RE

Proposal: Internal refurbishment of existing restaurant, external painting; lighting and signage

Drawing Nos: PA01-200 Rev C; PA01-301 Rev A; PT02-600; 601; 602; 603; 604; Internal Paint colour RAL 5003; EARTHBORN EXTERIOR SILICATE PAINT; Site location plan.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s)



referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposal seeks to refurbish the existing restaurant only. The works have been amended during the course of the application to not cover over the existing historic panelling at ground floor level. All of the works internally now involve change or altering modern restaurant fittings and fixtures. For this reason the internal works would not harm special interest of the grade II listed building.

Externally the shopfront would be redecorated. The brick panels between the windows would be painted. These have previously be rendered and when the render was removed the front face of the brick has been damaged. The paint will protect the brick. It is a natural and breathable clay paint. This would prevent damage to the brick and can be removed without damage. This would preserve as well as enhance the character and fabric of the listed building.

The signage and light fittings would simply replace previous tenant signage and lighting in a like for like manner and would not therefore harm the special interest of the building or the character of the area.

The site's planning history was taken into account when coming to this decision.

One comment regarding extract fumes has been received as part of the consultation. The application does not include any works to the existing extract or ventilations system, so the comment is not relevant to this decision..

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed

Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

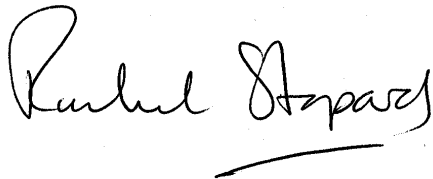
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework and Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 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, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).

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 Supporting Communities