

Mrs Sofia Lympari  
Studioprototype  
26 Exmouth Market  
London  
EC1R 4QE

Application Ref: **2016/2763/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

8 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**41 Hampstead High Street  
London  
NW3 1QE**

Proposal:

Installation of replacement shopfront.

Drawing Nos: Design & Access Statement; (029-01-DRG-) 001; 100; 101; 110 -rev1; 111;  
200 Rev-02; 205; 210 Rev-02; 215; 400

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 Design & Access Statement; (029-01-DRG-)001; 100; 101; 110 Rev-01; 111; 200 Rev-02; 205; 210 Rev-02; 215; 400.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed shop front is considered appropriate in terms of design and materials to the character and scale of the building. The proposed shop front will retain the existing timber fascia and architectural elements and would reinstate timber door and stall risers, which would align with the bottom of the entrance door. The timber fan light above the door would not open and the entrance exceeds the minimum clear door width requirements. The removal of paint from the inside of the window to the side elevation is considered to be of a minor nature that does not significantly alter the external appearance of the building. Overall the proposed alterations, in terms of design, location and materials are considered acceptable and will preserve and enhance the appearance of the host building and the character of shopping frontage along the commercial part of Hampstead High Street and the Hampstead Conservation Area. Given the minor nature of proposed works they are not considered to harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or light spill.

Following officer advice the externally illuminated fascia and internally illuminated projecting sign has been amended to a non illuminated projecting sign that benefits from deemed consent in accordance with the provisions of Class 5 of the Town and Country Planning (Control of Advertisements) Regulations 2007 and the application for express consent is not required. Accordingly, the application 2016/2987/A has now been formally withdrawn.

No objections have been received as a result of the statutory consultation. The site's planning history has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas 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, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

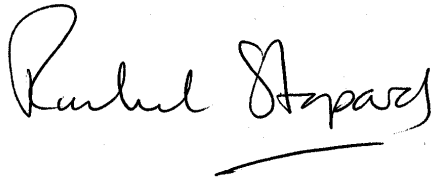
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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.

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  
Executive Director Supporting Communities