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Brondesbury Road
London
NW6 6BP

Application Ref: **2017/0638/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

10 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 Flask Walk
London
NW3 1HJ**

Proposal: Alterations to front elevation of GII listed ground floor retail unit (use class A1) including the installation of retractable awning and external lighting.

Drawing Nos: Prefix (1604-) 00, 60, 65A, 80; Site Location Plan; Heritage Statement (dated 01.02.17); Design and Access Statement (dated 01.02.17); Email confirmation of lighting specification (received 07/04/17); Astro - Cabin Frosted 7850 lighting product specification (received 07/04/17)

The Council has considered your application and decided to grant permission subject to the following conditions:

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: Prefix (1604-) 00, 60, 65A, 80; Site Location Plan; Heritage Statement (dated 01.02.17); Design and Access Statement (dated 01.02.17); Email confirmation of lighting specification (received 07/04/17); Astro - Cabin Frosted 7850 lighting product specification (received 07/04/17)

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The hereby proposed works would include the installation no.2 external light fittings as well as a retractable awning to the front elevation of the property. The proposal would not result in any alteration to the existing shopfront, or any change of use or alteration within the unit.

The acceptability of the installation of a retractable awning to the property has already been established via the grant of permission and listed building consent for a similar element under applications 2015/3893/P & 2015/4197/L. The hereby

proposed awning would be approximately 0.5m wider than that which was previously approved (total width 4.3m), however this would act to better align this element with upper floor fenestrations as well as the shopfront below. The increased width is therefore not objectionable as the awning would still remain sensitive to the elevational composition and character of the building as well as the local vicinity. The proposed materials (coated canvas and powder coated aluminium) are considered appropriate for this setting. Following discussions with conversation officers, the lighting details (Astro - 7850 lamp) were agreed to be sensitive to the host property and local area. These two elements have been positioned in an evenly spaced manner which would respond to the balance of the front elevation. It is therefore considered that the hereby proposed alterations by virtue of their scale, location and detailed design would not lead to any detrimental impact upon the character and appearance of the host property or streetscene; preserving the special character of the Hampstead conservation area.

An assessment of the impact upon the significance and character of the GII listed property is made under the associated listed building consent application (2016/5087/L), although it should be noted that the proposed works are similarly not considered to impact upon the setting of this or any other listed building or structure.

The proposed development would include the installation of external light, however by virtue of their siting in relation to nearby residential properties, their small scale as well as the specification of these lamps (with a maximum of 60W), it is not considered the proposed lamps would lead to any issues in terms of light pollution. The overall proposed works are also not considered to lead to a detrimental impact upon the residential amenities of any neighbouring occupier in terms of privacy, outlook, daylight/sunlight or noise and disturbance by virtue of their siting, scale and the retractable nature of the awning.

One objection comment was received in response to public consultations and was duly taken into account when forming this decision. The sites planning history was also taken into account when coming to this decision. Considerable importance and weight has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead conservation area and Grade II listed property, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Overall, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops) and CS14 (Promoting high quality places and conserving our heritage) as well as the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25, DP26 and DP30. The development accords with the emerging Local Plan policies A1, D1, D2 and D3 as well as the London Plan 2016 and the NPPF 2012.

- 4 It should be noted that permission to place tables and chairs on the pavement is subject to relevant Highways Licences in line with the Highways Act 1980 and the Council's licensing policy and that the hereby approved works in no way removes this obligation. More information regarding how to apply for this consent can be found on our website at:
<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/entertainment-related-licences/amenities-on-the-public-highway-consents/>

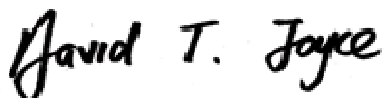
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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



David Joyce
Director of Regeneration and Planning