

Mr Stewart Sether
147-151 Haverstock Hill
London
NW3 4QU

Application Ref: **2017/2156/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

5 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**147-151 Haverstock Hill
London
NW3 4QU**

Proposal:

Change of use of ground/lower ground floor unit from Bank (Use Class A2) to Retail (Use Class A1) and associated alterations including new front entrance and creation of rear opening.

Drawing Nos: (Prefix CHES.GA695): 01-01, 01-02, 01-03, 01-04, 02-01, 02-02, 02-03, 02-04, 02-05, 02-06; 02/01 dated 22.05.17, 02/02 dated 16.05.17, 02/03 dated 22.05.17, 02/04 dated 16.05.17, 02/05 dated 22.05.17, 03/01 dated 24.05.17, 03/01 dated 24.05.17, 05/01 dated 22.05.17; Design and Access statement (dated May 2017)

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 D1 and D2 of the Camden Local Plan 2017

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix CHES.GA695): 01-01, 01-02, 01-03, 01-04, 02-01, 02-02, 02-03, 02-04, 02-05, 02-06; 02/01 dated 22.05.17, 02/02 dated 16.05.17, 02/03 dated 22.05.17, 02/04 dated 16.05.17, 02/05 dated 22.05.17, 03/01 dated 24.05.17, 03/01 dated 24.05.17, 05/01 dated 22.05.17; Design and Access statement (dated May 2017)

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

Informative(s):

- 1 Reasons for granting permission:

Certificate of lawful development ref. 2017/2205/P dated 25.05.17 recently found that the use of the unit as retail (A1) was lawful and did not require planning permission. It is considered that this decision the acceptability of the change of use and as such, no further objection is raised in respect to this element of the proposal.

This corner unit is particularly prominent from South along Haverstock Hill and the wider Belsize Park conservation area. At present, the host unit is looking somewhat tired and its unsympathetic features (e.g. heavy white framed windows and door and bitumen access ramp) currently detract from the parade. Overall it is considered that the proposed changes would enhance the character of the host property and conservation area from these views. These alterations would represent a visual improvement as they would feature high quality materials and a visual aesthetic more in keeping with the architectural vernacular of the host property. The proposed external lights would be modestly sized and powered LED and include down lighters above the entrance door and a window as well as no.2 small up and down lighters on either side of the entrance door. These lights would remain sympathetic to the host building and be unobtrusively sized and sited.

To the rear, properties within the row all feature single storey rear projections with fire doors opening onto a communal access path and refuse store. The application site is unique in featuring an existing open yard behind this rear boundary wall. As the boundary rear wall adjacent to the access path is in existence, the addition of a

rear roof to enclose this yard would not result in any detrimental harm in terms of character or residential amenity. The enclosure of the rear space adjacent to the rear access from a store/yard into a rear office/kitchen for staff is not considered objectionable as it would lead to an increase in A1 floor area and increase the viability of the unit. The proposed rear opening in this location would remain highly concealed, not being visible from any public or private view and would involve only a minor intervention. The retention of the rear fire door is no objectionable. An advertisement consent application has been submitted (ref. 2017/3424/P) to assess the acceptability of the proposed signage. The painting of the front elevation does not require planning permission. As such it is considered that the development would enhance the character of the conservation area and improve the character and appearance of the host building/parade.

The front steps, ramp and balustrading were revised to ensure that the level of accessibility into the unit is improved to meet modern BC requirements. Due to the scale, siting and design of the proposed alterations it is not considered that the amenities of neighbouring residents would be impacted upon in terms of natural light, outlook or privacy. Due to the small scale and power of proposed external lights as well as their design and siting it is not considered that the development would lead to any harm in terms of light spill/pollution.

No objections were received in response to public consultations. The planning history was 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 Belsize Park conservation area, 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 Plan 2017, with particular regard to policies C5, E1, A1, D1, D2, D3 and TC1. The development is also in accordance with the London Plan 2016 and the NPPF 2012.

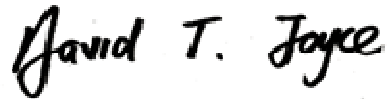
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning