

Mr Chris Brown
Rolfe Judd Planning Ltd
Old Church Court Claylands Road
The Oval
London
SW8 1NZ

Application Ref: **2017/3635/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

3 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**60 Hampstead High Street
LONDON
NW3 1QH**

Proposal: Alterations to shopfront, including awning and lighting.

Drawing Nos: Existing building elevations (dwg 13-0053); Sketch & Rendering Frontage (dated 02/10/17), Sketch Ground Floor.

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

Conditions and Reasons:

- 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans : Existing building elevations (dwg 13-0053); Sketch & Rendering Frontage (dated 02/10/17), Sketch Ground Floor.

Reason:

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

Informatives:

- 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 tile cladding that forms the stall riser as well as the timber fascia and frames. The proposed retractable awning complies with the minimum height clearance of 2.3m and 1m from the public highway. 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, which has been granted under 2017/4140/A. The timber ventilation grille was also moved from the main fascia to smaller openings under the canopy position, leaving the main fascia unaltered.

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 A1, D1, D2 and D4 of the London Borough of Camden Local Plan 2017. 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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

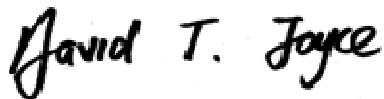
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning