

Mrs Helen Kyprianos
HK Architects
198 High Street
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Application Ref: **2017/2742/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

3 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 England's Lane
London
NW3 4UE

Proposal:
Installation of a new shopfront to restaurant (Class A3).
Drawing Nos: P01 RevE - Elevations and Floor Plans (19/09/2017); Site Location Plan
(revised 03/08/2017).

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 London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P01 RevE - Elevations and Floor Plans (19/09/2017); Site Location Plan (revised 03/08/2017).

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

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the replacement of an existing timber shopfront with a new shopfront of similar design. During the course of the application, amendments were received to amend the design of the shopfront to incorporate more traditional features, retain the existing entrance door to the upper floor flat and retain the location of the existing entrance to the restaurant. The sensitive shopfront design includes horizontal emphasis that is provided by a consistent fascia line, transoms and glazing height. This is appropriate to the architectural style and age of the building and is in keeping with the surrounding properties within the conservation area. It is proposed to use timber in the construction of the shopfront that is a suitable material for this historic building.

The proposed new entrance would be level with the pavement, similar to the existing entrance, and would provide level access.

The original proposal included the installation of a replacement metal railings and balustrade that projected out 1.1m to enclose the private front forecourt to the restaurant. Concern was raised by the Council that it would restrict the width of the pavement and could create a pedestrian obstruction. This element has now been removed from the proposal.

Overall the proposed new shopfront, in terms of its size, design, and materials would enhance the character and appearance of the host building which is identified as a positive contributor to the character and appearance of the Belsize Conservation Area.

It must be noted that advertisement consent maybe required for any new signage including fascia, projecting or other signs. An informative would be attached to the decision notice to advise the applicant of this.

The proposal would not harm the amenity of neighbouring occupiers in terms of loss of privacy, outlook, daylight, or noise and disturbance and would be considered acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. The Belsize CAAC raised no objections to the proposal and no further comments were received following the statutory consultations.

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

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with policies of 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.
- 4 The applicant is advised that advertisement consent maybe required for any new signage including fascia, projecting or other signs. 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 T. Joyce

David Joyce
Director of Regeneration and Planning