

Daniel Monk  
23 St Johns's Vale  
SE8 4EA  
London  
SE13 7TL

Application Ref: **2017/4742/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

15 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**196-198 Haverstock Hill**  
**London**  
**NW3 2AG**

Proposal:  
Installation of planters to forecourt and canopy/awning to shopfront (Use Class A3).  
Drawing Nos: Morco Awnings Folding Arm Awning Brochure and Parasols, Site Location  
Plan, EX-EL-01 and PL-EL-02.

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 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:

Morco Awnings Folding Arm Awning Brochure and Parasols, Site Location Plan, EX-EL-01 and PL-EL-02.

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

#### Informative(s):

- 1 Reasons for granting permission

The forecourt of the restaurant would be enclosed by copper planter boxes along all sides and clear glass screens above. Both the proposed canopy above the shopfront and the forecourt enclosure shall be consistent with the character of the streetscene on the east side of Haverstock Hill. The proposed design and materials are considered appropriate in this location and overall the design is acceptable.

The use of the forecourt and canopy is not considered harmful in terms of impact on neighbours' amenity due to the location away from any residential properties and that the planters and glass screen are only 1.5m high. There would be no loss of light or privacy as a result of the proposed works as residential properties are above the ground floor commercial unit and the pavement is an ample width to accommodate the terrace area. There are many examples of similar developments along this side of Haverstock Hill.

A site notice was displayed. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the 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

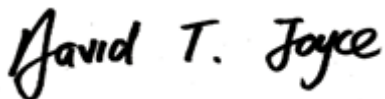
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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

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