

Mr David Mansoor
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Application Ref: **2017/6522/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

17 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**77 A The Hampstead Creperie
Hampstead High Street
London
NW3 1RE**

Proposal:
Replacement of existing creperie kiosk (Class A5) with a new kiosk.

Drawing Nos: HMSTD-P102, HMSTD-L101, HMSTD-L001, HMSTD-P101, HMSTD-P102,
HMSTD-E101, HMSTD-E102, HMSTD-P001, HMSTD-P002, HMSTD-E001, HMSTD-
E002.

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:

HMSTD-P102, HMSTD-L101, HMSTD-L001, HMSTD-P101, HMSTD-P102, HMSTD-E101, HMSTD-E102, HMSTD-P001, HMSTD-P002, HMSTD-E001, HMSTD-E002.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

3 Reasons for granting permission:

The subject kiosk is located adjacent to a listed Grade 2 public house (King William IV) at the corner of Hampstead High Street and Perrin's Lane and within Hampstead conservation area. The subject mobile vending kiosk prepares and sells crepes and is located on the side forecourt facing Perrin's Lane pavement and adjoining the rear beer garden. The site is located within the designated Hampstead town centre.

The existing A5 kiosk was granted permission in 2011 following application 2011/4136/P. The existing cooking extraction system using carbon filters will be retained, serviced and reinstalled into the new structure. The proposed kiosk is slightly larger in scale but overall it is considered to retain its essential temporary market stall appearance. The new structure would measure 2.9m high, 2.5m wide and 2.5m deep, with a square box-like footprint and sides. The proposed front elevation would be similar in appearance to the existing in terms of its scale and design.

The side elevations are simpler and cleaner in appearance in that the ventilation equipment is now integrated into the unit so that it has a unified form rather than the existing combination of stall and bulky ducting attached at rear. The cooking and extraction equipment is rearranged both inside the stall as well as on the roof but these will not be exposed, compared to the existing situation, and will make no difference to the overall bulk and appearance of the unit. The overall design and form will be tidier and simpler than the existing unit and is welcomed. It is considered that the proposed kiosk will continue to have no harmful impact on the setting of the adjoining listed building nor on the character of the streetscene and conservation area.

There will be no increase in noise levels or fumes from the rearranged existing equipment and thus will have no further impact on neighbour amenity. A condition is recommended to ensure that the maximum noise emissions from plant remain within the Council's adopted thresholds.

In land use terms, the replacement A5 use is not considered to harm the character, function, vitality and viability of the retail centre. Due to its scale and siting, the replacement kiosk is not considered to cause any additional adverse transport implications.

Overall the replacement kiosk is thus considered appropriate in design, form and use and will not harm heritage assets or local amenity.

No objections have been received prior to making this decision. The application site's planning history and relevant appeal decisions were 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 and s.66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

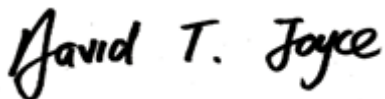
As such, the proposal is in general accordance with Policies D1, D2, A1, A4, CC5 and TC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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