

Application ref: 2018/0613/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 29 May 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Patalab  
15 Garrett Street  
London  
EC1Y 0TY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**38  
39 & 40A  
Hampstead High Street  
London  
NW3 1QE**

Proposal:

External alterations including demolition of ground floor rear extension and replacement with part single storey, part two-storey rear extension, installation of residential front entrance at ground floor level, alterations to front and rear fenestration and change of use of first floor from ancillary restaurant use (Class A3) to flexible A1/A3/B1 use.

Drawing Nos: PA1009-01, PA1010-01, PA1011-01, PA1012-01, PA1013-01, PA1014-01, PA1101-01, PA1102-01, PA1104-01.  
PA3101-02, PA3104-03, PA3009-03, PA3010-03, PA3011-03, PA3012-03, PA3013-03, PA3014-03, PA3102-04, PA3104-04.

Design & Access Statement prepared by PataLab dated 31/01/2018.

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:  
PA1009-01, PA1010-01, PA1011-01, PA1012-01, PA1013-01, PA1014-01,  
PA1101-01, PA1102-01, PA1104-01.  
PA3101-02, PA3104-03, PA3009-03, PA3010-03, PA3011-03, PA3012-03,  
PA3013-03, PA3014-03, PA3102-04, PA3104-04.  
Design & Access Statement prepared by PataLab dated 31/01/2018.

Reason:

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

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

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.

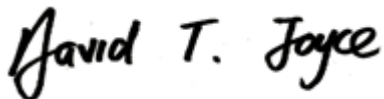
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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