

Application ref: 2018/1131/P
Contact: Oluwaseyi Enirayetan
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Date: 5 June 2018

Development Management
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Planning Resolution Ltd.
Thorncroft Manor
Thorncroft Drive
LEATHERHEAD
KT22 8JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
82 Heath Street
LONDON
NW3 1DN

Proposal:
Re-painting of front elevation (retrospective) with white painted fascia boards.
Drawing Nos: Location Block Plan (880-S01-P1); Site Plan (880-S02-P1); 6221P08; Cover letter dated 28th February 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: Location Block Plan (880-S01-P1); Site Plan (880-S02-P1); 6221P08; Cover letter dated 28th February 2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involved the repainting of the front elevation of an existing shopfront. An application for planning permission has been submitted for these works following an Article 4 Direction introduced in the Hampstead Conservation Area 01/09/2010 that restricts the painting of the front of a property under certain circumstances without the necessary planning permission.

The property was originally a light blue colour, but this colour was changed to a greyish colour (Dulux 'Mineral Haze' ref: 30BB 62/044). Concerns were raised concerning some paintwork on the shopfront element i.e. the fascia painted black whilst the window frames and door were painted white. The applicant has agreed to repaint the fascia signs white to have a more cohesive frontage. There is a variation of colours along the street, therefore it is not considered to be significantly different to detract from the character and appearance of the building, the street or the wider Hampstead Conservation Area, and as such, the proposal is acceptable.

For the avoidance of doubt, the projecting signage and floodlighting shown on the photos have been removed from the front elevation of the building. There are no amenity concerns as a result of this proposal.

The Hampstead CAAC raised no objection to the proposed development and no other comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (ERR) 2013.

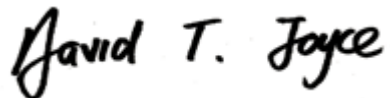
As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning