

196 – 198 Haverstock Hill
Planning Statement
Bidwells
August 2018

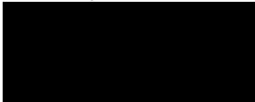



PLANNING STATEMENT
196-198 HAVERSTOCK
HILL, LONDON NW3
2AH

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Quality Assurance

Site name:	196-198 Haverstock Hill
Client name:	Tish Restaurant
Type of report:	Planning Statement
Prepared by:	Tom Eyres
Signed	
Date	21 August 2018
Reviewed by:	Matt Richards
Signed	
Date	21 August 2018



1.0 Introduction

- 1.1 This Planning Statement has been prepared by Bidwells LLP on behalf of our client, to support a full planning application at 196 Haverstock Hill, NW5 2AH. The application seeks permission for the following development:

'Erection of rear extension at ground floor level and relocation plant to flat roof of rear extension'

- 1.2 The following documents are enclosed in support of this application:

- Completed application form;
- Community Infrastructure Levy (CIL) Form;
- Site Location Plan;
- Site/Block Plan;
- Existing plans, elevations and sections;
- Proposed plans, elevations and sections; and
- Acoustic Report and supplementary attenuation details.

- 1.3 For ease of reference, this statement is structured as follows:

- Section 2 – Site and Surrounding Area – describes the application site and surrounding area;
- Section 3 – Planning History – sets out the site's relevant planning history;
- Section 4 – The Proposed Development – describes the application proposals;
- Section 5 – Planning Policy Context – considers the planning policy of relevance to the application proposals;
- Section 6 – Planning Appraisal – provides an assessment of the application proposals against the requirements set out in earlier sections of this statement; and
- Section 7 – Conclusions – draws together the above, providing overall conclusions in relation to the proposals.

2.0 Site and Surrounding Area

- 2.1 The application site comprises a single ground floor unit in Class A3 restaurant use, which is part of a five storey parade with ground floor commercial uses at ground floor level and four floor of Class C3 residential units above, called Allingham Court.
- 2.2 The site fronts on to Haverstock Hill and within a designated a Neighbourhood Centre. The frontage is set well back from Haverstock Hill road. The residential use is further set back from the ground floor commercial use and provides informal outdoor space for residents. To the rear, the upper four floors comprise a consistent building line, however the ground floor lacks cohesion. There are a number of different parapet heights and depths of the existing ground floor rear extensions. This is accompanied by a large amount of bin storage and plant units serving the commercial space to the front. The rear of the properties is accessed via an alleyway which has sufficient width for vehicles to pass parked cars and allow access to the garages, which are used exclusively for storage.
- 2.3 The site is located within the designated Haverstock Hill Neighbourhood Centre. The prevailing character for the wider area is residential with complementary commercial uses. Belsize Park Tube station is located within 50m of the site to the south. Going north up Haverstock Hill is Hampstead Town Centre, which is served by a wider variety of commercial uses.
- 2.4 The site is not listed, nor is it located within a conservation area. The site benefits from a PTAL of 5, indicating very good access to public transport and is served by the Northern Line.

3.0 Planning History

- 3.1 The site has an extensive planning history as detailed below:
- 3.2 On 15 May 1992 planning permission (ref. 9100509) was granted for "*retention of a new shopfront as shown on unnumbered drawing*".
- 3.3 On 22 May 1992 planning application (ref. 9200156) was refused for "*change of use from retail to restaurant and bakery on ground and mezzanine floor, as shown on drawing nos. one and two*". The reason for refusal cited the use of part of the property as a bakery would have a detrimental impact on the amenity of neighbouring residents.
- 3.4 On 27 January 1993 planning permission (ref. 9201233) was granted for "*continued use of ground and mezzanine floor as café/ restaurant as shown on drawing nos. 1 and 2 and revised by letter dated 09.12.92*".
- 3.5 On 12 September 1996 planning permission (ref. 9602310) was granted for "*installation of new shopfronts with opening doors, as shown on drawing nos. 002/017/007, 002*".
- 3.6 On 15 November 2017 planning permission (ref. 2017/4742/P) was granted for "*installation of planters to forecourt and canopy/awning to shopfront (Use Class A3)*".
- 3.7 On 17 November 2017 planning permission (ref. 2017/4741/P) was granted for "*erection of two storey rear extension and installation of plant*".

4.0 The Proposed Development

- 4.1 This Planning Statement supports an application for full planning permission for the development set out below:

'Erection of rear extension at ground floor level and relocation plant to flat roof of rear extension'

- 4.2 Further details regarding the proposed development are illustrated within the submitted drawings, but a brief summary is set out below.
- 4.3 The proposed rear extension would provide an additional 29 sqm of floorspace to the rear of the property which would be incorporated into the kitchen. The existing plant will be relocated from the rear elevation of the rear extension to the flat roof of the existing and proposed ground floor rear extension.
- 4.4 The proposed rear extension will be constructed of materials to match with the existing extension for aesthetic consistency to the rear elevation.
- 4.5 Bin storage will be maintained adjacent to the rear extension.

5.0 Planning Policy Context

Introduction

- 5.1 In accordance with Section 38(6) of the Planning Compulsory Purchase Act 2004, any planning application for new development should be judged in accordance with the development plan, unless material considerations indicate otherwise.

National Planning Policy Framework

- 5.2 The revised National Planning Policy Framework (NPPF), published on 24 July 2018, sets out the Government's planning policies for England and how these are expected to be applied.

- 5.3 Paragraph 10 sets out the document's presumption for sustainable development. It states:

"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development".

- 5.4 The NPPF sets out at paragraph 124:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities.'

Development Plan Document

- 5.5 The Development Plan comprises the following:

- The London Plan (2016);
- The Local Plan (2017);
- The Site Allocations Document (2013).

- 5.6 In terms of other material considerations, Camden have a number of Planning Guidance documents (CPGs) and due regard will be given specifically to CPG Amenity and CPG Amenity. NPPF and NPPG are also material considerations.

6.0 Planning Appraisal

Principle of development

- 6.1 The application site is operated by Tish Restaurant, a contemporary restaurant, which opened on 29th July 2018, following the grant of planning permission ref. 2017/4742/P and 2017/4741/P in November for planters and a canopy to the front and a small rear extension to the rear respectively. The modest ground floor rear extension secured under planning permission ref. 2017/4741/P contains the kitchen and was constructed to maximise the efficiency of the available floor space and accommodate a 160-cover restaurant.
- 6.2 Following a successful opening, it has become clear that the restaurant is unable to function properly due to insufficient kitchen space. The existing configuration of the small kitchen contained within the rear extension is limiting and has ultimately resulted in management having to turn patrons away, leading the restaurant to operating at a loss.
- 6.3 The proposed rear extension would provide additional accommodation for the kitchen which would allow the restaurant to function properly, upon which its survival is dependent. The proposed rear extension would therefore ensure that the restaurant can successfully continue to operate.
- 6.4 Notwithstanding the need to turn away potential patrons, the restaurant has had a positive impact on the local area since opening. The proposals would allow the restaurant to continue to operate and serve the local community for the future. The proposed development is therefore considered acceptable in principle.

Design

- 6.5 Adopted Local Plan Policy D1 states the Council will seek to secure high quality design in development. Camden will require that development respects the local character and context, comprises details and materials that are of high quality and complement the local character and integrates well within the surrounding streets.
- 6.6 The supporting text sets out the Council will require all developments, including alterations and extension to existing buildings, to be of the highest standard of design and will expect developments to consider "*character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building, where alterations and extension are proposed; the prevailing pattern and density and scale of surrounding development*".
- 6.7 Chapter 4 of the Council's Design CPG states that alterations should always take into account the character and design of the property and its surroundings, and that rear extensions should be secondary to the building being extended.
- 6.8 The proposed rear extension is modest in size and is sited at ground floor only, so that it appears secondary to the existing building. The Mezzanine level to the rear will remain as existing. As discussed, the extension is a necessary addition that would significantly improve the functionality of the restaurant by accommodating an extended kitchen area.

- 6.9 Visually the extension has been designed to match the existing rear elevation at ground floor level. The proposals would extend an additional 3.85m from the rear of the existing building line. This would be consistent with the existing rear building line held by the adjacent Pizza Express unit at no. 194. The proposals would therefore be in accordance with the prevailing pattern and scale of the surrounding development. The rear extension will result in the removal of the rear access and small stairs and will retain sufficient space between the rear building line and the garages to the rear to ensure that garages can still be used as storage facilities. The rear alleyway would continue to be accessible by vehicles as it is at present. Bins would be stored adjacent to the rear extension as existing. The 5no. plant units currently located on the rear extension will be relocated to the flat roof of the rear extension. Visually the plant will be concentrated to a single location rather than being spread across the majority of the rear elevation as existing. The proposed rear extension and associated relocation of the plant would have no impact on the existing or future surrounding operations.
- 6.10 The proposed rear extension is modest in size and responds to the character, setting, context and the form and scale of neighbouring buildings. The character and proportions of the existing building has influenced the design of the proposal, which remains subservient to the host building. It is considered that the proposed rear extension is in accordance with Local Plan Policy D1.

Amenity

- 6.11 Local Plan Policy A1 sets out how the council will manage the impact of development and states the Council will seek to protect the quality of life of occupiers and neighbours. The Council will consider issues such as visual privacy and outlook in assessing planning applications.
- 6.12 The proposed rear extension is modest in size and is restricted to the ground floor only. The proposed rear building line is consistent with that the adjacent property at no. 194. When compared to the scale of the building as a whole, the proposals are modest. The plant will be relocated from the rear elevation to the flat roof above the rear extension. Private views of the rear of the building are very limited and the extension would have no detrimental impact on these in any case.
- 6.13 The rear extension will preserve the amenity of neighbouring residential occupiers and the proposals are therefore considered be acceptable and comply with Local Plan Policy A1.

Noise

- 6.14 Policy A4 states the Council will seek to ensure that noise and vibration is controlled and managed. The Council will *"only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity"*.
- 6.15 To facilitate the rear extension and to improve the aesthetic quality of the rear elevation, the existing plant will be retained but relocated to the flat roof of the proposed extension. There is no change to the existing plant proposed as part of this application.
- 6.16 The submitted Noise Report and supplementary attenuation report, sets out that the proposed plant would have no detrimental impact on the neighbouring residential occupiers in terms of noise provided that attenuation is installed. The attenuation has been installed and will remain in

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place during the relocation and for the life of the plant units. Our client would accept a condition to this effect.

- 6.17 The proposed relocation of the plant is minimal and will not result in any additional noise impact to the neighbouring residential occupiers. The relocation of the plant is minor and will not result in any further impact on the neighbouring residential occupiers in terms of noise. As such, the proposals accord with policy A4.

7.0 Conclusion

- 7.1 The scheme proposes a modest extension to the existing ground floor rear extension at 196 Haverstock Hill. The proposals would provide an additional 29 sqm of floorspace which would be incorporated into the existing kitchen.
- 7.2 The rear building line would be consistent with the rear building line of the adjacent unit at No. 194. The proposed materials are consistent with the existing and there are very limited public views on to the site. There would be no impact on the amenity of neighbouring residential occupiers in terms of outlook or loss of daylight or sunlight.
- 7.3 The existing plant will be located to the flat roof of the proposed extension to improve the aesthetic of the rear elevation. There would be no material change in the noise emanating from the plant and therefore no impact on neighbouring residents in terms of noise.
- 7.4 The proposed development is sought following a successful opening of the new restaurant at 196 Haverstock Hill. Due to demand kitchen has been unable to function properly and the restaurant has been forced to turn customers away. The restaurant is therefore operating at a loss. The proposed kitchen extension would provide much needed additional kitchen space which would allow the restaurant to function properly.

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