

Application ref: 2018/2800/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 6 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Des Ager Design and Planning Consultant
1 Turner Cottages
33 Charterhouse Road
Godalming
GU7 2AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Cafe Bon
94 West End Lane
London
NW6 2LU

Proposal: Retention of ATM to front elevation of ground floor commercial unit

Drawing Nos: Unnumbered Location Plan; Sheet 1; Sheet 2.

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 shall be carried out in accordance with the following approved plans: Unnumbered Location Plan; Sheet 1; Sheet 2.

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

- 2 A pin shield and CCTV camera should be installed within 3 months of the date of this decision to provide coverage of the ATM.

Reason: To safeguard the safety and security of users in accordance with the requirements of policy C5 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposed ATM is considered appropriate in its design, size and location the appearance of the shopfront and the host property. It is located within a mid-terrace building located along a terrace of ground floor commercial units and the ATM is positioned on the front elevation of the building.

There would be no additional impact on pedestrian movement along this part of West End Lane due to the front paved raised area which is within the realm of the application site and not the public highway. The public highway adjacent to the site is considered to not be affected by the proposal and normal pedestrian movement would continue.

Due to the location and nature of the proposal, it is not considered to cause harm to neighbouring amenity.

No objections were received prior to making this decision. The planning history of the application site and relevant appeal decisions were taken into account when coming this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving and enhancing the character and 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 proposed development is in general accordance with policies A1, D1, D2 D4, C5 and TC2 of the London Borough of Camden Local Plan 2017 and policies 2, 3, 9 and 13 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

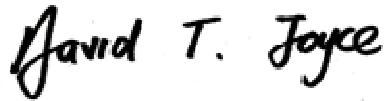
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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