

Application ref: 2019/0675/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 4 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**203 Haverstock Hill
London
NW3 4QG**

Proposal:

Installation of new frontage to cinema.

Drawing Nos: (106.44/-)100, 300, 301 rev B; Email from Firstplan dated 01/07/2019.

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: (106.44/-)100, 300, 301 rev B; Email from Firstplan dated 01/07/2019.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed works to the ground floor frontage of the cinema involves the replacement of the existing mainly glazed façade with an aluminium framed shopfront and doors with bespoke brass pull handles attached. Stainless steel cladding would also be removed from the adjacent cornices in order to allow the stonework beneath to be repaired where necessary and made good. Thereafter, the brickwork would remain exposed and retained as the external facing material to the side and above the shopfront.

The exposure of stonework on the side cornice and beneath the balcony cornice was clearly the intended original design given the restrained detailing at the top and bottom of the frieze. This is still evident on the southern end of the terrace of ground floor retail units where the shopfronts are contained beneath the revealed stone frieze. In light of this, and following concerns raised by the Council to initial proposals that replaced existing stainless steel cladding with aluminium, the applicant omitted the addition of any form of cladding from the proposals and submitted revised drawings that included the exposure and retention of the original stonework.

These revisions respect the original symmetrical design of the ground floor façade and repeated shop unit form, and as such, are considered to be an improvement to the character and appearance of this locally listed building, identified as a non-designated heritage asset on Camden's local list. The introduction of the aluminium framed shopfront would also add an appropriate degree of solidity and structure to the frontage, while still retaining the overall openness and appearance of the shopfront itself.

The submitted drawings also show the proposed siting of amenities (6 free-standing planters and 3 tables & 12 chairs) on the pavement at the front of the premises which forms the public highway. Though planning permission isn't required for these proposals, an informative is attached advising the applicant of the need to obtain consent from any owner(s) of the land to place any amenities on the public highway in line with the Highways Act and the Council's licensing policy.

As such, the proposals are considered to be appropriate for this building and location in terms of the design, scale and materials used, and would be in keeping with the commercial identity of the street in accordance with Council policies and guidelines. They would also improve and enhance the character

and appearance of the building and wider Belsize Conservation Area, and are acceptable.

Due to the minor nature of the proposals, there are no amenity concerns to any adjoining residential occupiers.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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 and D3 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019

- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 Your attention is drawn to the need to obtain written permission/consent of any owner(s) of the land as necessary to place any amenities (e.g. tables and chairs, etc.) on the public highway in line with the Highways Act 1980 and the Council's licensing policy. You are therefore advised to contact the Council's Customer Support Team (London Borough of Camden, 5 Pancras Square, c/o Town Hall, Judd Street London WC1H 9JE - Tel. No 020 7974 4444).

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer