

Application ref: 2019/4813/P
Contact: Alyce Jeffery
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Date: 28 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Patalab
15 Garrett Street
London
EC1Y 0TY
United Kingdom

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:

Removal and replacement of the existing dray hatch cover in the pavement directly outside the shopfront with pavement light; and installation of a metal gate to the rear boundary wall.

Drawing Nos: 1705_PA-3-3010_rev01; 1705_PA-3-3102_rev00.

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 [1705_PA-3-3010_rev01; 1705_PA-3-3102_rev00]

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

Informative(s):

- 1 Reason for granting permission-

The existing dray hatch cover in the pavement directly outside the shopfront along Hampstead High Street would be replaced with concrete and gridded glass pavement lights. The pavement lights would cover the same footprint as the redundant hatch and would sit flush with the surrounding pavement.

The Council's Highways and Structures Engineer have been consulted on the proposal and have confirmed the proposed pavement light is in accordance with regulation and indicated that the structure of the pavement light is sufficient to support load case F.

As submitted, the proposed access gate opened outwards into the public highway along Bird in Hand Yard. Amendments were sought to ensure the gate opens inwards, which has been reviewed and approved by the Highways team. Officers raise no objection to the proposed dark grey painted metal gate as it would be of a similar design and appearance to the recently approved bin store gates along Bird in Hand Yard. The proposed development is considered to have a neutral impact on the character and appearance of the host building and surrounding conservation area.

Due to the nature of the proposed works, officers do not consider that the development would harm the amenity of neighbouring occupants with regards to loss of privacy, loss of daylight/sunlight, sense of enclosure, noise or pollution.

No representations were received following public consultation. The planning history of the site was taken into account when coming to this decision.

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 2013.

As such, the proposed development is in general accordance policies A1, D1 and D2 of the Camden Local Plan 2017; Policies DH1 and DH3 of Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 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).
- 4 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.

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



Daniel Pope

Chief Planning Officer