

Application ref: 2019/4594/L
Contact: Matthew Dempsey
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Date: 23 December 2019

Development Management
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Project Entity Ltd
42 Gainsborough
Milborne Port
DT9 5BD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**73 Hampstead High Street
London
NW3 1QX**

Proposal: Retail shop refit with associated advertisement consent ref: 2019/4311/A.

Drawing Nos: Site Location Plan G000.01 Rev B, G000.02 Rev B, D303.00 Rev B, D303.01 Rev B, C400.00 Rev B, C400.01 Rev B, C407.00 Rev B, C407.01 Rev B. Design Access and Heritage Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan G000.01 Rev B, G000.02 Rev B, D303.00 Rev B, D303.01 Rev B, C400.00 Rev B, C400.01 Rev B, C407.00 Rev B, C407.01 Rev B. Design Access and Heritage Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The display of vinyl graphics hereby permitted is for a temporary period only and shall be removed following completion of the internal refurbishment work hereby approved or within 6 months of the date of this permission, whichever is the sooner.

Reason: The proposed development is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the development would be contrary to the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The application site is located in the Hampstead Conservation area and is Grade II Listed. The applicant is seeking permission for minor alterations to the existing shopfront, including display of fascia signage and a projecting sign (advert consent ref: 2019/4311/A), with associated internal refurbishment.

The proposed changes to the shopfront would be minor in scale, and would retain the character and traditional elements of the existing shopfront. All historic features shall be retained.

Part of the application is for the display of vinyl graphics to 2 x side elevation windows along Perrin's Court, which would not usually be granted consent on a listed building; however, this part of the consent is purely for the purpose of shielding the internal works while refurbishment is carried out. Following refurbishment, the vinyl shall be removed from the window, and this shall be secured by condition.

Internally, non-original shop furniture shall be replaced and new plaster board partitions shall be erected to suit the new shop layout. The Conservation Officer has confirmed they are satisfied with the proposed works and methods.

No objections have been raised in relation to the works. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

A such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2018 and the National Planning Policy Framework 2019.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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.
- 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer