

CONSULTATION SUMMARY

Case reference number(s)

2019/6334/P

Case Officer:

Laura Hazelton

Application Address:

228 Belsize Road

London

NW6 4BT

Proposal(s)

Proposal: Variation of conditions 2 (approved drawings), 9 (obscure glazing) and 10 (cycle parking) of planning permission ref: 2015/5832/P dated 17/05/2017 for the 'Demolition of existing single storey extension and erection of 3 storey plus basement building to provide enlargement of the existing Class A3 restaurant at ground and basement level and the provision of 2no. 1-bed and 2no. 2-bed units on the first and second floors to replace the existing 3no. studios and 1no. 1-bed units. Alteration to shopfront'; namely, repositioning of approved windows and addition of new ones, introduction of movement joint to front elevation, redesign of shopfront and bin store, removal of separate entrance to basement, changes to roof form and ground floor footprint.

Representations

Consultations:			No. of responses	2	No. of objections	2
Summary of representations <i>(Officer response(s) in italics)</i>	<p>Site notices were displayed on 01/05/2020 and the application was advertised in the local press on 07/05/2020.</p> <p>Two objections were received from the owners/occupiers of 148 Abbey Road, NW6 and 11a Priory Road, NW6.</p> <ul style="list-style-type: none">• This is a conservation area little bay building is beautiful and should be preserved and certainly not demolished, gutted from the inside and rebuilt but the beauty and original features that have been there for many years should be preserved.• Can we be assured as neighbours, living on Priory Road, that waste produced by the business will not be stored in full view of residents,					

passers-by and customers as it was in the pink and green commercial waste bins, by the previous Little Bay occupants? Can we also be assured that personnel from the Little Bay will not be permitted to take smoking breaks on Priory Road pavement, forcing the pedestrians into the road to avoid them (alongside the stinky pink bin!). I am also concerned at the noise and additional traffic, especially on weekends, as the premises looks to be significantly larger than it was previously.

Officer Response

- *Consent for the proposed development was granted on 17/05/2017 under reference 2015/5832/P, and as such the principle of the demolition and redevelopment has been established. The current application seeks to make minor design amendments to the approved scheme only and as such the principle of demolition is not re-considered.*
- *The proposals include the provision of a dedicated off-street refuse and recycling store which is retained and enlarged by the current amendment application.*
- *The original development is subject to a Construction Management Plan to ensure the construction does not cause harm to local amenity or the transport network.*

Recommendation:-

Grant planning permission