

Application ref: 2020/1666/P
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Date: 23 July 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WSP Indigo
Aldermary House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

131-143 Belsize Road
London
NW6 4AD

Proposal:

Shopfront alterations, involving the replacement of entrance doors and installation of ATM (Automated Teller Machine) and anti-ramming bollards in north-east elevation, and installation of external ventilation louvre on south elevation.

Drawing Nos: 510_1_PL_100 rev B; (P-128229-)100, 105, 110 rev B, 210 rev F, 211 rev B, 212 rev B, 213 rev C, 214 rev A dated 10/07/2020; Data sheet (ref. NSL/5110/A); Plant Noise Impact Assessment from Noise Solutions Ltd (ref. 88844) dated 06/04/2020.

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 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: 510_1_PL_100 rev B; (P-128229-)100, 105, 110 rev B, 210 rev F, 211 rev B, 212 rev B, 213 rev C, 214 rev A dated 10/07/2020; Data sheet (ref. NSL/5110/A); Plant Noise Impact Assessment from Noise Solutions Ltd (ref. 88844) dated 06/04/2020.

Reason:

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

- 4 Prior to the first use of the ATM hereby approved, the following crime prevention measures shall be installed:

- a) Security CCTV camera to provide coverage for the ATM, with a minimum 28 day storage facility;
- b) A visibility mirror;
- c) Painting of a privacy zone on the floor in front of the ATM; and
- d) Anti-ramming bollards.

These crime prevention measures shall then be maintained and retained in perpetuity.

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

Informative(s):

- 1 Reasons for granting planning permission:

The shopfront alterations, including the replacement of entrance doors and installation of ATM (Automated Teller Machine) on the north-east elevation along with anti-ramming bollards and other security measures, are considered to be appropriate minor alterations which would not be harmful to the appearance and character of the host building. The new ATM, by virtue of its' design, size, location, and security measures, would provide safe and open access for all to the facilities without impacting adversely on highway space and pedestrian movement.

The grey aluminium ventilation louvre would replace a door on the south elevation and would match as closely as possible other existing louvres at the premises. As such, it would have no discernible impact upon the appearance of the building, particularly given the restricted views afforded by its' location immediately adjacent to and facing a railway line.

The louvre would facilitate the intake and discharge of air in connection with plant located entirely within an internal plant room area associated with permissions (ref. 2012/0096/P and 2013/4678/P) and existing noise conditions attached to these and any subsequent approvals. The application is accompanied by a Plant Noise Impact Assessment from Noise Solutions Ltd (ref. 88844) dated 06/04/2020 which demonstrates that the proposal would comply with Camden's noise standards such that the amenities of the residential occupiers at the premises and the area generally are safeguarded.

As such, the proposal is not considered to have any adverse impact on the amenity of residential occupiers in terms of increased noise, or any loss of privacy, daylight, sunlight and outlook, and is considered to be acceptable.

Overall therefore, the proposal is not considered to be harmful to the character and appearance of the host building, and would be consistent with the typical retail function of the ground floor unit, and is acceptable.

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.

As such, the proposed development is in general accordance with policies A1, A4, C5, C6, D1, D3 and TC3 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.

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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment