

Application ref: 2019/5928/P
Contact: Thomas Sild
Tel: 020 7974 3686
Email: Thomas.Sild@camden.gov.uk
Date: 29 July 2020

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

Phone: 020 7974 4444

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

Onyx (Building Consultancy) LLP
White Cottage
178 Stanpit
Christchurch
BH23 3NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
61 Gayton Road
London
NW3 1TU

Proposal:
Alterations to shopfront including installation of separate shop entrance door
Drawing Nos: Site location plan; Ox/Hamp/01; Ox/Hamp/02; Ox/Hamp/03;
Ox/Hamp/04A; Ox/Hamp/06; Ox/Hamp/07

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 policies 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: Site location plan; Ox/Hamp/01; Ox/Hamp/02; Ox/Hamp/03; Ox/Hamp/04A; Ox/Hamp/06; Ox/Hamp/07

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

Informative(s):

- 1 Reasons for granting permission-

The existing situation, whereby the charity shop and residential unit above share a common entrance, has given rise to fire safety concerns over a number of years, notably through charity donations and customers blocking the escape route for the residential occupants. The proposal would provide the shop and flat with separate front entrance doors each.

The proposed design has been revised to that of a traditionally detailed door for the shop to match the existing shared one. Whilst the proposal would result in some impact on the existing shopfront proportions, the existing traditional features including mullions, transoms and stall riser would be reinstated. Given the fire safety concerns, the proposed alterations to the appearance of the shopfront are considered to be acceptable on balance.

Overall the proposal is considered to preserve the character of the host building, streetscene and conservation area. Special regard has been attached to the desirability of preserving or enhancing 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

An objection and a letter of support have been received prior to making this decision. These and the planning history of the site have been taken into account when coming to this decision.

The proposal is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, as well as policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and 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 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)

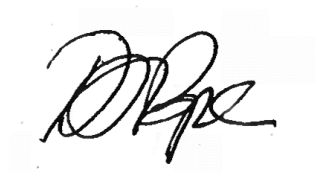
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Daniel Pope
Director of Economy, Regeneration and Investment