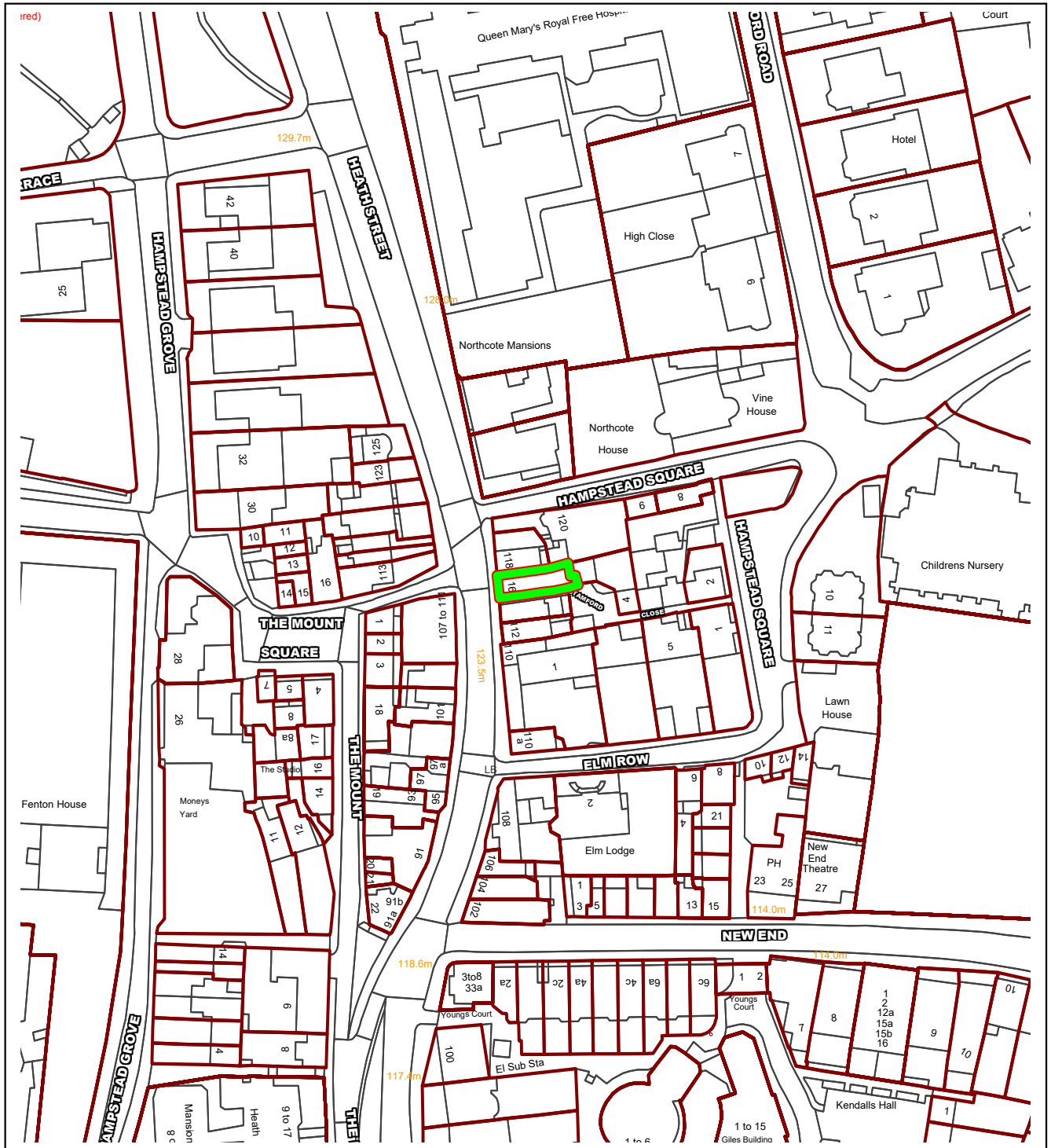


116 Heath Street, NW31DR. ref. 2019/3365/P



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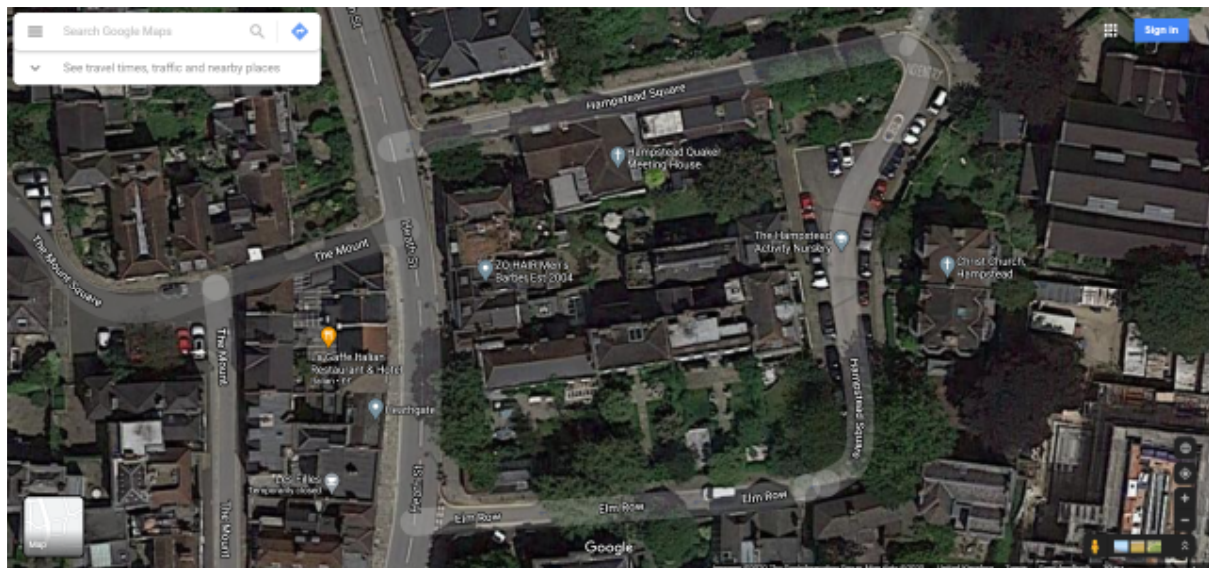
116 Heath Street, NW3 1DR. – 2019/3365/P



1. Front of premises – ‘Heath Street Dental’. Alleyway visible to right side of glazed frontage.



2. View from Hampstead Square at rear of site, looking over private gardens towards Stamford Close and the site location. Access to Stamford Close can be seen on the left of shot, between the two houses.



3. Birds eye view of site.



4. 3D view of site from rear.

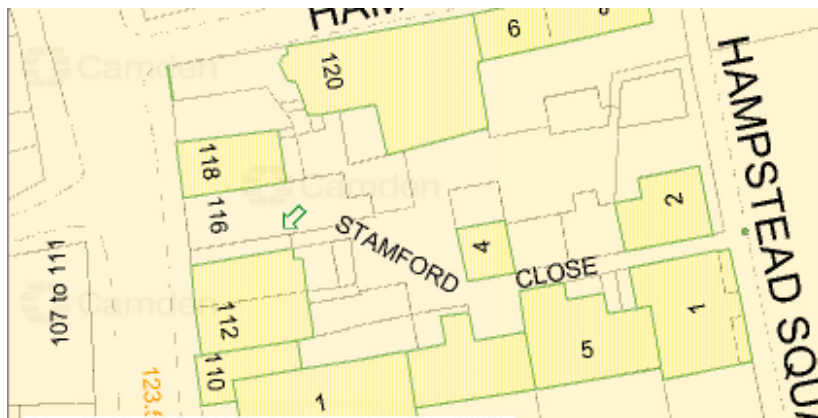
| | | | | | |
|--|----------------------------|---------------------------------------|-------------------------------------|----------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 16/10/2020 |
| | | N/A / attached | | Consultation Expiry Date: | 25/08/2019 |
| Officer | | | Application Number(s) | | |
| Matthew Dempsey | | | 2019/3365/P | | |
| Application Address | | | Drawing Numbers | | |
| 116 Heath Street London NW3 1DR | | | Refer to Draft Decision Notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Retention of a security shutter to side elevation doorway. | | | | | |
| Recommendation(s): | | Grant Conditional Planning Permission | | | |
| Application Type: | | Full Planning Permission | | | |

| | | | | | | |
|--|---|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 06 | No. of objections | 01 |
| Summary of consultation responses: | <p>A site notice was displayed form 26/07/2019, which expired 19/08/2019. A press notice was published 01/08/2019, which expired 25/08/2019.</p> <p>One objection was received from a local resident who was concerned about the impact of the shutter on the character and setting of Stamford Close, which is accessed via the alleyway to the southside of the site from Heath Street, or can also be accessed from Hampstead Square at the rear of the site. Noting the importance of the alleyway access and the typical historic morphological layouts of Hampstead in this area.</p> <p><i>Officer Response:</i></p> <p><i>Officers consider that the shutter as installed does not significantly detract from the character nor appearance of the conservation area, the setting of any listed buildings nor the appearance of Stamford Close. No new openings have been created as part of the development. The shutter as installed is considered a neutral addition which would serve to ensure security of the premises in question. The access through from Heath Street into Stamford close and onto Hampstead Square is recognised as being an important feature of the townscape, however; this is not unduly affected by the installation.</i></p> <p>Three letters of support have been received through public consultation which can be summarised as follows:</p> <ul style="list-style-type: none">• Recognition of the need for security.• Concerns about burglaries to local businesses and support for preventative measures.• The installation is to meet a business need.• The shutter does not detract from the appearance of the area.• The shutter is barely visible from the street.• The shutter looks fine.• There is a need to ensure businesses are able to stay within the village. | | | | | |
| Hampstead CAAC comments and Heath and Hampstead Society objection: | <p>The Hampstead Conservation Area Advisory Committee (CAAC) made comment to state they had no objection to the scheme, accepting the need for security and a deterrent for burglaries.</p> <p>The Heath and Hampstead Society objected on the grounds that the shutter would have a negative impact on the conservation area in this historic part of Hampstead, also noting the importance of the alleyway.</p> <p><i>Officer Response:</i></p> <p><i>Officers consider that the shutter as installed does not significantly detract from the character nor appearance of the conservation area, the setting of any listed buildings nor the appearance of Stamford Close. No new openings have been created as part of the development. The shutter as installed is considered a neutral addition which would serve to ensure security of the premises in question. The access through from Heath Street into Stamford close and onto Hampstead Square is recognised as being an important feature of the townscape, however; this is not unduly affected by the installation.</i></p> | | | | | |

Site Description

The host property operates as a Dental practice, named Heath Street Dental. It is a three story building, including roof space, with commercial use at ground floor fronting Heath Street. To the southern side of the property is a publically accessible but narrow covered alleyway leading through to a small courtyard space, namely; Stamford Close, which itself leads through to Hampstead Square at the rear.

The property is not listed, however; it is situated within the Hampstead Conservation Area, and is surrounded by a number of listed buildings. For ease of understanding a map of the vicinity has been provided below (the application site has a green arrow and is no. 116):



The whole area shown on this map is within the conservation area. All areas highlighted in yellow are listed buildings. No.116 Heath Street is shown as unlisted and the alleyway beside can be appreciated with the route through Stamford Close onto Hampstead Square.

Relevant History

2015/4156/P - Change of use of ground and lower ground floor from restaurant (A3) to dental surgery (D1). **Granted 01/10/2015.**

2016/3224/A - Display of internally illuminated fascia and internally illuminated hanging sign. **Granted 20/07/2016.**

Relevant policies

National Planning Policy Framework 2019

London Plan 2017

Draft London Plan Intend to Publish Version 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Supporting Planning Guidance

Camden Planning Guidance

CPG Amenity (2018)

CPG Altering and extending your home (2018)

The Hampstead Conservation Area Statement (2001).

The Hampstead Neighbourhood Plan (2018).

Assessment

1.0 Proposal:

- 1.1 Planning permission is sought for the retention of a security shutter installed to the side elevation at the rear of the host property, in use as a Dental Practice.
- 1.2 Adjacent to the site on the south side is a publicly accessible alleyway, which enables a through route from Heath Street into Stamford Close and onto Hampstead Square.
- 1.3 The security shutter has been installed covering an existing doorway in order to provide additional security to the host premises.
- 1.4 This application seeks approval for the retention of the security shutter as installed.

2.0 Assessment:

- 2.1 The planning considerations material to this application are:
 - Design and Heritage.
 - Impact on neighbouring amenity.

3.0 Design and Heritage:

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 3.2 The existing door which is covered by the security shutter is of no aesthetic architectural or design merit, and it is not an original feature of the property. It is a plain white timber door. The shutter which has been installed covering the door is also of plain design and white in colour.
- 3.3 The shutter is housed within a box mechanism fitted above the existing door. The shutter box is also plain white. When viewed from Heath Street, the darkened shade of the covered alleyway means the shutter and box in are not visually prominent. When viewed from within Stamford Close the shutter is noticeable but it is not considered to be incongruous in this location.
- 3.4 Stamford Close, is a small but pleasant courtyard public space behind the commercial frontages on Heath Street. The developments within the courtyard are of a ram-shackle nature with no prevailing design code. Piecemeal development has occurred over a number of centuries here.
- 3.5 The properties surrounding the host site are listed designated heritage assets and special attention is paid to their setting and character of the wider conservation area. However; upon inspection of the typologies of the neighbouring buildings and those within Stamford Close, it is apparent that there is no uniformity present in this location, with several differing types of construction and alteration having taken place over time. The only prevailing element of any uniformity to the character of Stamford Close is that fenestration is mostly white in colour, but there are a mixture of materials, proportions and styles.
- 3.6 The Council's Conservation Officer was consulted on the scheme and they raised no objections to the installation. The applicant had offered to have a condition added to any approval requiring them to remove the shutter upon vacating the premises; however, the Conservation Officer deemed that this would be unnecessary as the shutter is considered acceptable. It was also noted the applicant was willing to paint the shutter to suit the Council's preference; however, the Conservation Officer noted the many styles of white framed windows and doors in this location and deemed that a white finish is the best option.
- 3.7 Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 3.8 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 Listed Buildings and Conservation Areas Act 1990 as amended by

the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Amenity, impact on neighbouring residents:

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2 The installation is considered a very minor addition and is not considered to have any adverse impacts on privacy or outlook.
- 4.3 Given the shutter has already been installed, approval of this scheme would cause no obstruction to the alleyway and access through Stamford Close would be maintained. The Council Access Officer raised no concerns with this proposal.
- 4.4 The Metropolitan Police Service Designing Out Crime Officer was consulted on the scheme and raised no objection to the installation. They stated: "The door appears to be very vulnerable in its current location and would therefore benefit from added physical protection". Therefore; the amenity of local residents may be said to be improved by the preventative security measure which would deter would be anti-social behaviour.

5.0 Recommendation: Grant Conditional Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th October 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3365/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 5 October 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

Construct 360 Ltd
221 Kenton Road
Harrow
London
HA3 0HD
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
116 Heath Street
London
NW3 1DR

Proposal: Retention of a security shutter to side elevation doorway.

DECISION

Drawing Nos: Site Location Plan, HS116-03-1001. Design and Access Statement.

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 shall be carried out in accordance with the following approved plans: Site Location Plan, HS116-03-1001. Design and Access Statement.

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

Informative(s):

- 1 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).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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

Director of Economy, Regeneration and Investment