

Application ref: 2020/3050/P
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Date: 26 November 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

Projection Architects Ltd
Flat 8
12 Lancaster Grove
London
NW3 4NX
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

115 Hampstead Road
London
NW1 3EE

Proposal:

Shopfront alterations at ground floor and installation of awning.

Drawing Nos: B-01 Rev.G; A-01 Rev.G; A-02 Rev.G; A-03 Rev.G and A-04 Rev.G.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

B-01 Rev.G; A-01 Rev.G; A-02 Rev.G; A-03 Rev.G and A-04 Rev.G.

Reason:

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

Informative(s):

- 1 The proposed is for shopfront alterations at ground floor and installation of awning. It is noted that the existing shopfront detracts from the character and appearance of the host property and the street with its oversized fascia signs and defensive appearance.

The proposal will replace the existing shopfront with an aluminium fenestration. Either side of the fenestration will be clad in tiles. The originally proposed bi-fold door were unacceptable in terms of their out of character design and that they opened onto the footway. The two existing oversized fascia signs will be removed and replaced with one smaller one to match No.117. The proposed awning will be made of canvas and retractable, set in over 1m from the edge of the pavement and over 2.3m above the pavement. It is observed there are a number of awnings along Hampstead Road and given its commercial character at ground floor it would be an acceptable addition. The revised shopfront is considered acceptable in terms of its detailed design, material and siting. Its replacement is considered to be an improvement which would enhance the character and appearance of the host building and wider streetscene.

Given the minor nature, scale and siting of the external alterations it is considered that the development would not harm neighbouring residential property's amenity in terms of loss of privacy, overlooking, light, a sense of enclosure or noise and would be consistent with the commercial nature of the area.

The related advert consent was assessed under planning ref. 2020/4516/A.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with polices G1, A1, D1, D3, T1, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 2019 (intended to publish) 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 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
Chief Planning Officer