

Application ref: 2021/2704/L
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Date: 5 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Patalab
15 Garrett Street
London
EC1Y 0TY
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
72 Hampstead High Street
London
NW3 1QP

Proposal:
Demolition and installation of shopfront.

Drawing Nos: Design & Access Statement, A0001 rev 01, A1010 rev 01, A3111 rev 02, A3010 rev 05, A2010 rev 01 and A6400

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Drawing Nos: Design & Access Statement, A0001 rev 01, A1010 rev 01, A3111 rev 02, A3010 rev 05, A2010 rev 01 and A6400

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of the shopfront at a scale of 1:10, with typical joinery, moulding and architrave details at a scale of 1:1.

The works shall thereafter be carried out in strict accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1, D2 and D3 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting consent:

The existing shopfront is metal framed with an oversized fascia area and in poor condition. It has been heavily altered over time and is not in keeping with neo-Georgian façade of the Grade II listed host building nor the character and appearance of the High Street in the Hampstead Conservation Area. As part of the refurbishment and upgrade of the ground floor shop unit, the existing shopfront would be demolished completely and replaced by a new traditional shopfront. The new shopfront is considered to be an improvement over the existing in terms of design, detailing and materials and would be in keeping with the character and appearance of the High Street in the Hampstead Conservation Area and the listed host building.

The proposed shopfront would feature well-proportioned windows and curved glass on the far left and far right window panes, timber mullions, a timber louvered stall riser, a timber fascia and shopfront and a central door within timber frames. It would comply with Camden Planning Guidance on shopfront design and would echo the original façade and shopfront which was damaged in a fire in the 1960s, enhancing the character of the building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

No objections have been received. One letter of support has been received. The planning history of the site has been taken into consideration.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The development also accords with the NPPF and the London Plan 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 5 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer