

Application ref: 2022/4140/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Email: Charlotte.Meynell@camden.gov.uk
Date: 22 November 2022

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

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Ground Floor Unit fronting Hampstead Road
The Lantern
75 Hampstead Road
London
NW1 2PL**

Proposal:

Installation of 2 sets of replacement entrance doors with new louvres above.
Drawing Nos: 001; 002; 003; 004; 005; 200; 201; 301; 302; Site Plan; Cover Letter (prepared by Turley, dated 23/09/2022); Design Statement (by Lusted Green, dated 22/09/2022); Noise Survey Planning Report Rev. A (by Ramboll, dated September 2022).

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: 001; 002; 003; 004; 005; 200; 201; 301; 302; Site Plan; Design Statement (by Lusted Green, dated 22/09/2022); Noise Survey Planning Report Rev. A (by Ramboll, dated September 2022).

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

- 3 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.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is a ground floor commercial unit within a seven-storey building on the western side of Hampstead Road at the junction with Drummond Street. The unit occupies four shopfronts fronting Hampstead Road, and has planning permission to be used as a health clinic (ref. 2022/2805/P dated 04/08/2022). The ground and lower ground floor units of the building have been substantially completed, but are not occupied, under planning permission 2017/3518/P dated 09/03/2018 (as varied).

Planning permission is sought for the installation of two new shopfronts to include replacement entrance doors and glazing, each with a new louvre panel above to provide mechanical ventilation for the health clinic. The new louvres would be in addition to the existing band of louvre panels at fascia sign level, as an increase in air volume is required due to the ventilation requirements of the health clinic. The supporting documents note that this is the only suitable location for the ductwork to be routed. The new louvres would be of a bespoke design to match the materiality and appearance of the existing bronze anodised aluminium decorative panels above, and it is considered that they would respect the architectural detail and proportions of the building.

The replacement doors and glazing within the shopfront would align with the existing fenestration pattern in terms of width, but would be of a lower height, in order to accommodate the new louvre panels. The glazing for both shopfronts would match the existing in terms of frame size and finish. The existing outward-opening hinged doors would be replaced with a sliding door to the main customer entrance and an inward-opening door to the secondary entrance. This would ensure that the unit is accessible to all.

Due to the location and nature of the proposals, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. The submitted Noise Impact Assessment is acceptable in environmental health terms and a condition is imposed to control noise levels and local amenity.

No objections have been received prior to the determination of the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, C6, D1 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer