

Application ref: 2022/4841/P
Contact: Brendan Versluys
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Date: 7 February 2023

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

Jan Kattein Architects
277 New North Road
London
N1 7AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
100 Hampstead Road
London
Camden
NW1 2NT

Proposal: New 4-part glazed timber bi-folding doors fitted to existing timber shopfront on north elevation, and new electric fabric awnings on the north and west elevations.

Drawing Nos: Location Plan, no. 100 Hampstead Road, drawing no. 100-000, dated 4/11/2022; Existing and Proposed Elevation, no. 100 Hampstead Road, drawing no. 100-001, dated 4/11/2022; Proposed Plan, Elevations and Section, no. 100 Hampstead Road, drawing no. 100-200, rev A, dated 02/02/23; Existing Elevation no. 100 Hampstead Road, drawing no. 100-100, dated 25/10/2022

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 Location Plan, no. 100 Hampstead Road, drawing no. 100-000, dated 4/11/2022; Existing and Proposed Elevation, no. 100 Hampstead Road, drawing no. 100-001, dated 4/11/2022; Proposed Plan, Elevations and Section, no. 100 Hampstead Road, drawing no. 100-200, rev A, dated 02/02/23; Existing Elevation no. 100 Hampstead Road, drawing no. 100-100, dated 25/10/2022

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the replacement of existing windows on the shopfront's north elevation with 4-part glazed timber bi-folding doors fitted to existing timber frames. In addition, works include the installation of a new electric fabric awnings over the shopfront's north and west elevations.

The bi-fold doors would result in limited material change to the northern shopfront and will facilitate the proposed use of the retail unit as a café. While the bi-fold doors would facilitate an opening in the shopfront's northern elevation, the doors would not be overly prominent to the street given the visual obstructions from nearby street trees and other built elements in the street environment, and noting the doors will only be present on the shorter of the shop's two street elevations. The bi-fold doors will encourage interactivity between the shop and the street environment, which is viewed as a positive outcome. The bi-fold doors will also open inwards, limiting any disruption with the adjacent pedestrian footway on Hampstead Road.

Removal of the roller shutter doors is a positive outcome in terms of attractiveness and safety of the street environment.

The awnings will be appropriate for and will facilitate the proposed use of the retail unit as a café. The awning will be positioned at an appropriate height and will have a suitable length, such that it will not obscure any key architectural features of the building or the lettering on the shopfront's proposed fascia signs. Overall, the awning will comfortably integrate within the shopfront, be commensurate to the proposed use of the tenancy as a café, and will respond appropriately to the street setting.

No objections have been received. The site's history has been taken into account.

As such, the proposed development is in general accordance with policies A1, 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