

Application ref: 2023/0507/P
Contact: Duty Determination Team
Tel: 020 7974 4444
Email: Planning@Camden.gov.uk
Date: 26 April 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

ARTARCHITECTS
Unit 37, Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
120 Boundary Road
London
NW8 0RH

Proposal:

Opening up of front lightwell, installation of painted metal railings and concrete upstand around the lightwell including provision of steel access stairs and handrail from ground to basement level.

Drawing Nos: 2226_PA_PR_100 REV A; 2226_PA_EX_100 REV A;
2226_PA_EX_300 REV A; 2226_PA_EX_010 REV A

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 2226_PA_PR_100 REV A; 2226_PA_EX_100 REV A; 2226_PA_EX_300 REV A; 2226_PA_EX_010 REV A

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 and D2 of the London Borough of Camden Local Plan 2017.

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 Reasons for granting permission/consent-

The proposal is for the opening up of the covered lightwell and installation of painted metal railings and concrete upstand around existing lightwell in front of the shopfront, including provision of steel access stairs and handrail from ground to basement level. Internally it is not proposed to increase the depth of existing lightwell and therefore a Basement Impact Assessment report was not requested in this instance. The lightwell would be bounded by metal railings. There are examples of other railings in the area and the proposed railing design would be consistent with the local context.

The wide pavement would allow ample space for the proposed railings to be accommodated without giving the street an unduly cramped or cluttered appearance. The design, size, and material of the proposed railings and stairs are in keeping with the appearance and character of the host building and the St John's Wood Conservation Area.

No objections have been received prior to making this decision. The site's planning and relevant enforcement history has been taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received.

As such the proposed development is in general accordance with policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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