

Application ref: 2023/1897/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 10 July 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

Dalcour Maclaren
4 Bredon Court
Brockeridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**30 Lady Margaret Road
London
Camden
NW5 2XL**

Proposal:

Installation of 2x new gas risers and 2x new meter boxes to the front elevation (retrospective).

Drawing Nos: Location Plan, 23004783_PLN_LOC_2.1, 28.04.2023; Site Plan, 23004783_PLN_SI_3.1, 28.04.2023; Elevation Plan, 23004783_PLN_EL_1.1, 28.04.2023; Design, Access and Heritage Statement, prepared by Dalcour Maclaren, May 2023

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, 23004783_PLN_LOC_2.1, 28.04.2023; Site Plan, 23004783_PLN_SI_3.1, 28.04.2023; Elevation Plan, 23004783_PLN_EL_1.1, 28.04.2023; Design, Access and Heritage Statement, prepared by Dalcour Maclaren, May 2023

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.

The proposal is to seek retrospective planning permission for the installation of 2x new gas risers and 2x new meter boxes, at the front elevation of the existing dwelling house. The gas risers and meter boxes were installed as part of an emergency upgrade to the existing gas pipework, which required the removal of the existing internal route and installation of a new gas system external to the building, necessary to meet current government legislative requirements.

The applicant has advised as the gas main is located within the utilities trench within Lady Margaret Road and the property is mid-terrace, it would not be possible for the new gas riser pipework to be located to the rear of the property as there is no feasible route from the gas main to the rear of the property that does not route through communal fire exits. Further, the risers need to be elevated from the ground to avoid the existing vents on the building's front elevation. The riser is terminated as low as possible on the exterior of the building, whilst still reaching into the first floor flat and not routing through any communal fire escapes.

The gas risers; are finished in a recessive colour which would complement the colour of the brick on the front elevation; do not cover any of the elevation's fenestration, and; are positioned along the bottom and side of the front elevation, at less prominent sections of the elevation. The meter boxes are modest in size and are positioned on a return wall adjacent to the bay window, oriented away and not readily visible from the street.

Overall, the gas risers and meter boxes are designed and located in a manner such that they would not be prominent to the street and result in minimal harm to the character of the host building and the wider Kentish Town Conservation Area.

In summary, the works will not harm the character and appearance of the host building, streetscene and conservation area. 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.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The Kentish Town Neighbourhood Forum have no comment on 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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>.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer