

Application ref: 2023/2106/P
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Date: 19 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

Rackham Planning
2A High Street
Thornbury
Bristol
BS35 2AQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Elgar House
11 - 17 Fairfax Road
London
NW6 4EX

Proposal:

Installation of replacement glazed enclosure to balconies on front elevation of residential flats (Class C3).

Drawing Nos: Site Location Plan; Existing Front elevation 1/10; Existing Rear elevation 2/10; Existing Side elevation 3/10; Existing Side Elevation 4/10; Existing Aerial View 5/10; Proposed Front elevation 6/10; Proposed Rear elevation 7/10; Proposed LH Side elevation 8/10; Proposed RH Side elevation 9/10; Proposed Aerial View 10/10; Balustrade System Details NI IR4944.

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:

Site Location Plan; Existing Front elevation 1/10; Existing Rear elevation 2/10; Existing Side elevation 3/10; Existing Side Elevation 4/10; Existing Aerial View 5/10; Proposed Front elevation 6/10; Proposed Rear elevation 7/10; Proposed LH Side elevation 8/10; Proposed RH Side elevation 9/10; Proposed Aerial View 10/10; Balustrade System Details NI IR4944.

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 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.
- 2 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.

- 3 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).

4 Reasons for granting permission:

The application seeks approval for the replacement of all the existing balcony metal handrails and glazing panels on the front elevation of the building with a frameless glazed balcony.

Elgar House is a seven storey building which is split into residential flats. The site is not located within a Conservation Area. The building is set back off Fairfax Road behind a row of mature trees. There are 10 balconies on the front façade, the means of enclosure to these balconies is proposed to be replaced.

The scale and size of the balconies are considered subordinate to the host building in terms of their form, scale and proportions. This would not change as a result of the works. The proposed means of enclosure to the balcony is to be translucent glass of a similar colour to the existing balconies. The slight frosting in appearance is considered acceptable due to the existing site situation. The proposed materials are considered to be appropriate in this location. The agent has confirmed that the works to all the front balconies would be carried at the same time via a fully boarded scaffold, this would ensure that uniformity of the front façade is maintained.

Due to the proposals not altering the size or position of the balconies, there would be negligible harm to the amenity of adjoining residential occupiers.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy A1 and D1 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer