

Application ref: 2023/2565/P
Contact: Daren Zuk
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Date: 31 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

planning@camden.gov.uk
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Edward Rutherford Architect
23 Highgate Spinney
Crescent Road
London
N8 8AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
11 Langland Gardens
London
NW3 6QD

Proposal:

Proposed replacement of existing balcony balustrade, installation of replacement French doors, and installation of rooflight to flat roof.

Drawing Nos: LAN PL 50, LAN PL 52 Rev A, LAN PL 53, LAN PL 54 Rev A, LAN PL 55, LAN PL 56, Design and Access Statement

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:

LAN PL 50, LAN PL 52 Rev A, LAN PL 53, LAN PL 54 Rev A, LAN PL 55, LAN PL 56, Design and Access Statement

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2 and SD4 of the Redington Froggnal 2021

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement French doors to the rear will be timber framed units to match the style of the existing doors. The new replacement balustrade will be black painted aluminium, sensitive to the character of the host building. A new rooflight is proposed on the flat roof portion of the building which will not be visible from any public views. The proposal is considered acceptable in design and materiality and would not result in harm to the character and appearance of the host property, nor the historic interest of the conservation area. On this basis, the proposal is deemed

Given the scope of the works, it is not considered there would be any impact to neighbouring residential amenity with regards to loss of outlook, light, or privacy.

Special regard has been attached to the desirability of preserving or enhancing 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.

One response from the Redington Froggnal Neighbourhood Forum was received, requesting a condition that there be no external lighting installed. It is noted that no external lighting is proposed, and any proposed external lighting would require planning permission. Thus, a condition to restrict external lighting is not required. An additional comment was received from a neighbouring occupier, citing concerns with the proposed large sliding glass door. The proposal has since been amended and the existing fenestration will be retained. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and policies SD2 and SD4 of the Redington Froggnal 2021. The proposed development also accords with the policies of the

London Plan 2021 and 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>.

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