

Application ref: 2023/0279/P
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Development Management
Regeneration and Planning
London Borough of Camden
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TDC Architects
2nd Floor
13 Museum Street
York
North Yorkshire
YO1 7DT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
St Johns Wood Care Centre
48 Boundary Road
London
Camden
NW8 0HJ

Proposal: Various external alterations to the building including a new canopy and general improvements to the entrance, decorative planters along street elevation, soft landscaping works, and installation of x2 secure access gates to rear of the site.

Drawing Nos: Supporting documents: Design and Access Statement Revision A (prepared by TDC Architects, dated 18/08/2023); Heritage statement (prepared by TDC Architects, dated 27/03/2023); Arboricultural Impact Assessment (prepared by BHA Trees, dated 14/07/2023); Arboriculturalist's Report (prepared by BHA Trees, dated 29/06/2023); Tree Survey (prepared by BHA Trees, dated 27/06/2023); BS5837 2012 Tree Survey Site Plan (prepared by BHA Trees, dated 01/07/2023); Arboricultural Method Statement (prepared by BHA Trees, dated 14/07/2023). Drawings: AL(0)001; AL(0)010_1; AL(0)010_2; AL(0)010_3; AL(0)050; AL(0)060; AL(1)110_1_B; AL(1)110_2_B; AL(1)110_3; AL(9)904_A; AL(1)150_A; AL(9)905_1_A; AL(9)905_2; AL(9)906_A; AL(9)907_1; AL(9)907_2; AL(9)908_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: AL(0)001; AL(0)010_1; AL(0)010_2; AL(0)010_3; AL(0)050; AL(0)060; AL(1)110_1_B; AL(1)110_2_B; AL(1)110_3; AL(9)904_A; AL(1)150_A; AL(9)905_1_A; AL(9)905_2; AL(9)906_A; AL(9)907_1; AL(9)907_2; AL(9)908_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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Details of external lighting proposed in the front boundary area and entrance area, if applicable, shall be submitted to and approved in writing by the local planning authority, prior to its installation. The lighting works shall be carried out in accordance with the details thus approved.

Reason: To maintain a high quality of amenity and to prevent harm to adjacent occupiers and wildlife, and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal relates to works to improve the landscape and external areas of the application site, which functions as a care home. These would include additions to the entrance area, installation of planters within the existing boundary wall, and installation of two new entrance gates to the rear of the property.

At the entrance to the care home, the existing level access ramp area would be finished with porcelain wall tiles and the walkway would be covered with a new canopy. This would be constructed of an aluminium frame with glass panels above. The entrance area would be lit with low-level LED uplighters. In order to ensure that the entrance area is not over-illuminated and the lighting is in keeping with the general character of the area whilst securing pedestrian safety, the details of the lighting are to be secured with a condition. The

frontage facing onto Boundary Road would be treated by introducing planting - both adjacent to the entrance access and also within the boundary wall recesses. These would be simple steel planters and lattice walls, containing herbaceous plants. There is also proposed to be new boundaries constructed around areas of soft landscaping, with a permeable resin surface and a stone border installed around the area of the existing trees to the front of the site. All works have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they have no objection to the proposal. The materials used throughout the works to the entrance of the site are considered to read as in keeping with the surrounding structure and character of the area, so would preserve the character and appearance of the Alexandra Road Conservation Area.

At the rear of the site, two access gates would be installed - one to Rowley Way and one to Ainsworth Way. The former would be for vehicular and pedestrian access and the latter just for vehicular access. Both would be constructed of PPC coated steel and would measure approximately 2m high. The Council's Transport Officer has confirmed that they have no objection to the works, and the proposed materials would match the existing building and the general area in style and appearance and would therefore not harm the character and appearance of the site or wider conservation area.

The works are not considered to harm the special architectural and historic interest of the listed boundary wall that forms part of the Alexandra and Ainsworth Estate. Similarly, the alterations are not considered to harm the character and appearance of the conservation area.

Special attention has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2017 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>.

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



Daniel Pope
Chief Planning Officer