

Application ref: 2023/3624/P
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Date: 6 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
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ITO Lab
86-90 Paul Street
London
EC2A 4EN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Stirling Mansions
12 Canfield Gardens
London
NW6 3JT

Proposal:
Demolition and rebuild of the existing entrance lobby and access, and lower ground floor storage area; alterations to the boundary treatment.

Drawing Nos: 001, rev P10; 002, rev P10; 003, rev P10; 100, rev P10; 101, rev P10; 102, rev P10; 201, rev P10; 202, rev P10; 203, rev P10; 301, rev P10; 302, rev P10; 103, rev P10; 104, rev P10; 303, rev P10; 304, rev P10; 105, rev P10; 106, rev P10; 107, rev P10; 108, rev P10; 207, rev P10; 208, rev P10; 209, rev P10; 305, rev P10; 306, rev P10; 204, rev P10; 205, rev P10; 206, rev P10; 401, rev P10; 403, rev P10; 404, rev P10; 405, rev P10; Design and Access Statement prepared by ITO Lab;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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:-

001, rev P10; 002, rev P10; 003, rev P10; 100, rev P10; 101, rev P10; 102, rev P10; 201, rev P10; 202, rev P10; 203, rev P10; 301, rev P10; 302, rev P10; 103, rev P10; 104, rev P10; 303, rev P10; 304, rev P10; 105, rev P10; 106, rev P10; 107, rev P10; 108, rev P10; 207, rev P10; 208, rev P10; 209, rev P10; 305, rev P10; 306, rev P10; 204, rev P10; 205, rev P10; 206, rev P10; 401, rev P10; 403, rev P10; 404, rev P10; 405, rev P10; Design and Access Statement prepared by ITO Lab;

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all external doors;

b) Manufacturer's specification details of all brick for the entrance porch and new sections of brick wall (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details

prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal is for alterations to the existing entrance lobby and access at Stirling Mansions; repairs to the boundary treatment; and refurbishment of the lower ground floor existing storage namely roof and floor slabs.

The existing single storey entrance porch is not contemporaneous and appears stark and unsympathetic to the existing mansion block. Similarly, the large concrete platform that infills the corner of the front yard is a sparse hard surface which is also uncharacteristic of the conservation area, where gardens and soft landscaping are preferred.

The proposed porch entrance is designed to front onto the junction, and would be constructed with materials and would incorporate Edwardian design motifs, appearing as more sympathetic to and integrating more seamlessly with the existing façade, and creating a better relationship with the street. The replacement entrance porch would also be a reduced height compared to the existing entrance, exposing a greater portion of the building's original fabric at the front elevation. A condition of consent would secure final details for the brick and entrance doors, which are key components of the entrance porch. Overall, replacement entrance porch would respect and preserve the original design and proportions of the building, and be in keeping with the character and appearance of the host property.

The proposal reduces the amount of hardstanding at the front of the property through the introduction of the green roof over the storage area. The proposed green roof over the upgraded roof storage area would feature lush planting at the periphery, in keeping with the existing planters in the vicinity. A metal railing at the northern edge of the green roof, which would be a secondary feature to the front yard and sympathetic to the conservation area. A condition of consent would secure final details of the planting for the green roof.

The proposed works, through the removal of one of the vehicle crossings and construction of a separate entrance to the refurbished basement storage area, would also reinstate a section of the brick, front boundary treatment, and an adjoining new return wall would be constructed to enclose the upgraded entrance area. An existing pillar at the western end of the wall would be demolished as part of these works. The new section of wall would be constructed with engineering brick, to match the existing wall. A condition of consent would secure the final details for the new sections of brick wall.

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.

The Combined Residents Association of South Hampstead (CRASH) commented on the application. CRASH requested further clarification and information regarding the proposed entrance doors of the replacement entrance porch. The applicant's agent advised the main entrance door is proposed to be high quality double doors. The agent has further advised the final design will be developed with a selected manufacturers at the technical design stage. The agent expects the door to be either wooden veneered or metal coated subject to security requirements and design development. The applicant has agreed to a condition of consent for final details of the doors to be submitted to and approved by Council, prior to the commencement of works.

5 x letters of support have been received from residents of the host building.

- 2 As such, the proposed development is in general accordance with Policies A1, D1, D2, and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.
- 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.

- 5 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).

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 2023.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer