

Application ref: 2023/4702/P
Contact: Fast Track TY
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Date: 25 January 2024

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

Lamberts Chartered Surveyors
Aztec Row
3 Berners Road
Islington
London
N1 0PW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Salamander Court
135 York Way
London
N7 9LG

Proposal:

Replacement of automated steel timber clad front entrance gates located on left-hand side of building with automated steel gates (retrospective).

Drawing Nos: (106789/-)01, 02 and 03; Design and access statement from Lamberts Chartered Surveyors (ref. 106789) received 02/11/2023.

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 shall be carried out in accordance with the following approved plans: (106789/-)01, 02 and 03; Design and access statement from Lamberts Chartered Surveyors (ref. 106789) received 02/11/2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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 Reasons for granting planning permission:

The application seeks approval retrospectively for the installation of replacement automated gates to the left-hand side entrance of Salamander Court in order to continue to provide secure access for both vehicles and pedestrians to residential apartments at the host property.

It is firstly noted that the replacement gates are in the same location and have broadly the same dimensions as automated steel timber clad gates which previously received planning permission in 2009 (2009/2891/P) and which have now been replaced by the proposal.

The proposed gates closely match in terms of their colour and design, steel security rails which are positioned in front of a row of large arched windows that front the building at ground floor level on York Way. As such, the gates appear in keeping with the appearance of the building at street level, as well as, with the immediate locality which displays an eclectic mix of front boundary treatments for neighbouring buildings. Overall, therefore, the proposal preserves the character and appearance of the street scene, and is acceptable.

A Council Transport Officer has reviewed the proposal and raises no concerns from a public safety and highways perspective. The proposal continues to provide access to existing off-street parking spaces with no increase in on-street parking space. The new gates open inwards into the application site, and as such, do not obstruct or impact adversely on the public highway. The pedestrian entrance is also via this gate; however, only a single gate opens when the automated pedestrian access is activated (rather than both gates). This, along with the improved visual permeability provided by virtue of the spaces between the gate rails, offers additional safety and security for those entering and exiting the property by foot, through the potential to avoid any unexpected and simultaneous vehicle movement.

There are no amenity concerns for host or neighbouring occupiers as the proposal involves the replacement of existing access gates located in the same position.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, D1, T1 and T2 of the Camden Local Plan 2017, the London Plan 2021 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer