

Application ref: 2023/4919/P
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Date: 5 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
47 Netherhall Gardens
London
NW3 5RJ

Proposal:
New gas riser network to 3 elevations (retrospective).

Drawing Nos:
Location Plan 23007995_PLN_LOC_2.1, Site Plan 23007995_PLN_SI_3.1
Site Plan 23007995_PLN_SI_4.1, Elevation Plan 23007995_PLN_EL_1.1, Elevation
Plan 23007995_PLN_EL_1.2, Elevation Plan 3007995_PLN_EL_1.3, Elevation Plan
23007995_PLN_EL_1.4, Elevation Plan 3007995_PLN_EL_1.5, Design, Access and
Heritage Statement dated November 2023 by Dalcour Maclaren.

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:

Location Plan 23007995_PLN_LOC_2.1, Site Plan 23007995_PLN_SI_3.1, Site Plan 23007995_PLN_SI_4.1, Elevation Plan 23007995_PLN_EL_1.1, Elevation Plan 23007995_PLN_EL_1.2, Elevation Plan 3007995_PLN_EL_1.3, Elevation Plan 23007995_PLN_EL_1.4, Elevation Plan 3007995_PLN_EL_1.5, Design, Access and Heritage Statement dated November 2023 by Dalcour Maclaren.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the retrospective installation of external gas pipework to three elevations. The works were necessary due to a suspected gas leak and have already been undertaken. The carrying out of the works was considered necessary to maintain the well-being of the residents who use gas for domestic purposes.

The pipework is adjacent to the brickwork and would be finished in black, matching the existing down pipes. Although one of the affected elevations faces the highway it is considered to present as a side elevation, rather than the principal facade, and therefore harm is considered less.

Although the additional external pipework does have an impact on the appearance of the building, it is considered necessary servicing for the safe functioning of the property. In addition to this, it is considered that the works to the façade that faces the street do not appear unduly noticeable. For this reason, the impact on the wider Fitzjohns Netherhall Conservation Area is considered minimal.

In terms of amenity to neighbours, the works are of minimal impact and there is no negative impact expected in terms of loss of light, outlook or privacy.

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.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and D2 of the

Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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



Daniel Pope

Chief Planning Officer