

Application ref: 2022/4712/P
Contact: Cameron Banks-Murray
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Date: 1 March 2023

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

Extension Plans UK
85 Uxbridge Road
Ealing Cross
London
W5 5BW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**224 Finchley Road
London
Camden
NW3 6DH**

Proposal:

Installation of a rear access path with an external balcony

Drawing Nos: FR-R01-PR-102 Rev B; FR-R01-106 Rev B; FR-R01-PR-103 Rev B; FR-R00-PR-101; FR-R00-EX-106; FR-R00-EX-101; FR-R00-EX-102; FR-R00-EX-103

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: FR-R01-PR-102 Rev B; FR-R01-106 Rev B; FR-R01-PR-103 Rev B; FR-R00-PR-101; FR-R00-EX-106; FR-R00-EX-101; FR-R00-EX-102; FR-R00-EX-103

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 Prior to commencement, detailed drawings in respect of the balcony railings shall be submitted to and approved in writing by the local planning authority.

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 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).

- 2 Reasons for granting permission:

The current application seeks the installation of a rear L-shaped access path and external balcony which will serve the raised ground floor flat, passing over the sunken patio of the lower ground floor flat in the form of a balcony.

The proposed works are considered acceptable in terms of location, size, and design, and will preserve the character and appearance of the host building, streetscene and conservation area.

The proposal has been amended to remove the originally proposed glass balustrade and now incorporates metal railings which is considered to complement that of the host building in terms of its heritage significance. The details of these railings will be requested by condition.

The proposed balcony and path are modest in scale and will not be visible from public view. The proposed rear works will not result in the loss of garden space, due to its location raised above the existing patio.

The lower ground floor flat is set 3m below ground floor level, the proposed L-shape path and balcony feature would be 0.90m wide with metal railings, still allowing for 15sqm of open space for the below sunken terrace area. It is considered that the proposed balcony and access path would not result in any impact upon amenity of neighbouring properties by way of loss of light, outlook,

daylight or privacy, due to it being of modest scale and enclosed within the side boundary wall and the side wall of the kitchen extension.

No objections were received in response to the public consultation. The site's planning history has been taken into account when making this decision.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies SD4 and SD5 of the Redington Froggnal Neighbourhood Plan 2021 and with the London Plan 2021 and National Planning Policy Framework 2021.

- 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.](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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer