

Application ref: 2024/0066/P
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Development Management
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HB planning services
81-85 Station Rd, London, Croydon
Croydon
CR0 2RD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
53 Courthope Road
London
NW3 2LE

Proposal: Erection of metal railings inset to new brick plinth, and metal gate to front boundary

Drawing Nos: 202303-HB01, March 2023; 202303-HB02, March 2023; Heritage Statement

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- 202303-HB01, March 2023; 202303-HB02, March 2023; Heritage Statement.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal is to erect new metal railings inset to a new, low brick plinth, and a central metal gate, at the road frontage to the front of All Hallow's Hall.

All Hallow's Hall is occupied by Hampstead Hill School and the railings are to assist with the safety of students attending the school. The gates would not restrict any public access through the site.

The proposal has been amended to ensure the railings and plinth are set centrally with the existing stone piers (to be retained) at either end of the railings to better align with the neighbouring fencing.

The proposal would retain the existing stone pillars at either end of the railings, which are likely original and associated with the existing adjacent Grade II listed 'All Hallows' Church to the north.

The brick walls and piers would also be constructed with brick to match the brick used in the existing church hall.

The design of the proposed new boundary treatment would act as a continuation of the adjacent church's pier and railing arrangement. The brick materiality of the new plinth that is matched to the main Hall building, and black metal gate piers which are designed to be recessive and non-obtrusive, would delineate the new works from the boundary treatment of the church - where the piers are stone, so that while complementing the setting of the church, the boundary treatment would still read as separate to the listed building.

The railings would present as more subservient in the setting of the adjacent listed building, due to the proposed railings and gate matching the height of the left-hand-side Hall brick pier (approximately 1600mm) at 51 Courthope Road, and not the stone pier of the Church on the right (approximately 2000mm).

The style and detail of the proposed boundary treatment would also align with other existing treatments along Courthorpe Road and therefore maintain the character and appearance of the Mansfield Conservation Area.

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.

No objections have been received. 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 policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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.

- 4 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer