

Application ref: 2023/3873/P
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Date: 1 May 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Chris Fidler
65 High Street
KINGS LANGLEY
WD4 9HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Gainsborough Gardens
London
NW3 1BJ**

Proposal:

The Installation of timber railings and stair to rear elevation

Drawing Nos:

430409 SP01, 430409 BP01, 430409 EX01 RevA, 430409 EX02, 430409 P01 RevB,
430409 P04, 430409 P05.

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:

430409 SP01, 430409 BP01, 430409 EX01 RevA, 430409 EX02, 430409 P01 RevB, 430409 P04, 430409 P05.

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

- 3 The timber railings and stair hereby permitted shall be painted white and thereafter be retained in the approved form.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission

The application proposes timber railings surrounding the flat roof of a rear projection and a stair in the same material to the rear garden. It was amended during the course of the application from metal to reclaimed timber at the applicant's behest. There is an existing door opening onto the roof area and no other alteration to the building is proposed.

The house is grade II listed and is within the Hampstead Conservation Area. There were railings and a terrace in this location previously and the style of railing matches other timber details on the building, which are painted white. Subject to the attached condition controlling paint finish, the alterations would preserve both the historic significance of the listed building and the character and appearance of the conservation area.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest, under sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

No overlooking would result as a result of the use of the rear flat roof or proposed stair due to the orientation of the dwelling and the existing boundary screening and therefore there would be no material harm to neighbouring occupiers.

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

The proposed works are in general accordance with policies, D1, D2, and A1 of the Camden Local Plan 2017, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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-householder-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