

Application ref: 2024/0582/P
Contact: Fast Track TY
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Date: 23 May 2024

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

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

Formation Architects
Canterbury Court
1-3 Brixton Road
London
SW9 6DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Denning Road
London
NW3 1ST

Proposal:
Installation of external black metal rail gate in front of lower ground floor side entrance door.

Drawing Nos: D1000 Rev01, D1100 Rev00, D1199 Rev00, D1701 Rev00, D1702 Rev00, D8199 Rev00, D8702 Rev00; Unnumbered proposed elevation & section details (ref. section 5.2).

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: D1000 Rev01, D1100 Rev00, D1199 Rev00, D1701 Rev00, D1702 Rev00, D8199 Rev00, D8702 Rev00; Unnumbered proposed elevation & section details (ref. section 5.2).

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, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 The colour of the metal rail gate hereby approved shall be painted to match that of the lower ground floor side entrance door which it is proposed to be positioned in front of, and thereafter be permanently retained and maintained as such.

Reason: In order to minimize the impact on the appearance of the building and local environment 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 planning permission:

The Council raised initial concern with original proposals which involved the introduction of an external metal rail gate in front of the main entrance door at ground floor level on the principal elevation, in so far as this would appear as an incongruous addition, out-of-keeping with the general character and appearance of all other properties within the street. A proposed gate in this street facing position was also considered to result in an overly defensive appearance within the site context, introducing uncharacteristic visual clutter, particularly when open and given the outward opening method. In response, the applicant revised the application so as to omit the installation of a gate at the front entirely from the proposals.

The proposed external black metal rail gate in front of a side entrance door would be installed in a discreet location which would not be widely noticeable from public view given its acutely angled, lower ground floor position. Additionally, the gate would match the colour of the side entrance door so as to further minimise the impact of the alteration. A condition would be attached to this approval to ensure that the colour of gate and door match and are thereafter permanently retained and maintained in this way.

The revised proposal would therefore provide the intended security benefits for the applicant, through the introduction of an appropriate and sympathetic alteration in terms of its design, material, colour and location, such that, the character and appearance of the host building, wider streetscene and Hampstead Conservation and Neighbourhood Areas would be preserved.

There are no amenity concerns as the proposal involves a minor alteration at lower ground floor level in front of an existing side entrance door.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer