

Application ref: 2024/2400/P
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Date: 12 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Hamilton Grey Heritage Services
39 Bittell Road
Barnt Green
Worcestershire
Alvechurch
Worcestershire
B48 8LU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 9
Akenside Court,
26 Belsize Crescent
London
NW3 5QT

Proposal:

Part retrospective installation of glass balustrades around the perimeter of the roof terraces

Drawing Nos: EXT-01-100 REV 01; EXT-01-1000 REV 01; EXT-01-3000 REV 01; EXT-01-3001 REV 01; EXT-01-3002-REV 00; EXT- 01-3002 REV 00; PRP-03-1000 REV 01; PRP-03-3000 REV 01; PRP-03-3001 REV 01; PRP-03-3002 REV 01; PRP-03-3003 REV 01; PRP-03-5000 REV 01; Heritage Statement (Hamilton Grey Heritage Services, June 2024).

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 completed not later than the end of one year 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:

EXT-01-100 REV 01; EXT-01-1000 REV 01; EXT-01-3000 REV 01; EXT-01-3001 REV 01; EXT-01-3002-REV 00; EXT- 01-3002 REV 00; PRP-03-1000 REV 01; PRP-03-3000 REV 01; PRP-03-3001 REV 01; PRP-03-3002 REV 01; PRP-03-3003 REV 01; PRP-03-5000 REV 01; Heritage Statement (Hamilton Grey Heritage Services, June 2024).

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

Informative(s):

- 1 Reasons for granting permission:

The application site comprises a 5-storey block of residential flats located on the western side of Belsize Crescent at No.26. The site is located within the Fitzjohns/ Netherall Conservation Area and is a neutral contributor.

The proposed glass balustrades would encompass the existing roof terrace amenity spaces on the northern and southern sides of the building. The balustrades would comprise 0.75m high frameless glass with an aluminium base track fixed to the existing parapet coping. On the northern terrace, a 1.2m high timber privacy screen was originally included in the application; however, this has since been removed from the proposal.

Glass balustrades would generally be discouraged within conservation areas where they are visible from the public realm as they are a highly contemporary material which is largely incompatible for a heritage context. However, in this instance there are several other examples of glass balustrades within the conservation area that are similar to the application site. The application property is a neutral contributor to the conservation area. The proposal would not adversely affect the character or appearance of the host building or its contribution to the conservation area given the transparent materiality and height of the terrace above street level making the balustrade less imposing in its appearance. Therefore, in this context, the proposal would not harm the character and appearance of the host property, street scene and Fitzjohns/ Netherall Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohns/Netherall Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The proposed balustrading, by virtue of its materials, would not result in any adverse impacts on the amenities of neighbouring occupiers.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 **::IMPORTANT::** Any unauthorised works not included in this planning permission should be removed from the premises as soon as possible. Until unauthorised works are removed, you remain liable to enforcement action. You should contact the Planning Enforcement Team immediately at planning@camden.gov.uk to agree an appropriate timescale to complete any outstanding works.
- 3 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).
- 4 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.
- 5 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 the National Planning Policy Framework.

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