

Application ref: 2024/2507/P
Contact: Fast Track TY
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Date: 14 August 2024

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London Borough of Camden
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Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Priory Lodge
109 Priory Road
London
NW6 3NP

Proposal:
Installation of gas risers and associated equipment externally to east and south elevations in connection with the provision of a gas supply system to existing residential flats (retrospective).

Drawing Nos: (24002498_PLN_)EL_1.1, EL_1.2, LOC_2.1_A, SI_3.1_A, SI_4.1_A;
Design, heritage and access statement from Dalcour Maclaren (ref. 3NP-24002498 report 001) dated 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 shall be carried out in accordance with the following approved plans: (24002498_PLN_)EL_1.1, EL_1.2, LOC_2.1_A, SI_3.1_A, SI_4.1_A; Design, heritage and access statement from Dalcour Maclaren (ref. 3NP-24002498 report 001) dated June 2024.

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

- 2 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 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal seeks retrospective planning permission for the installation of equipment externally to front (east) and side (south) elevations in connection with the provision of a gas supply system to existing residential flats.

The gas risers and associated equipment were installed as part of emergency works relating to a suspected gas leak at the application site. Works required the removal of the existing internal route and installation of a new gas system externally to the building, necessary to meet current government legislative requirements.

The applicant has advised that installing the pipework to the existing internal route was not possible as current legislation does not permit the installation of gas pipework in some communal areas in multiple occupancy buildings due to potential fire risks.

All external gas risers are finished in a black colour which to some degree complements the colour of the existing pipework on the building's elevations. The pipework does not cover any of the elevation's fenestration and are partly positioned near the base of the building at the front, where visibility is more limited from the public-realm, and partly along the side elevation, which is less prominent within the streetscene.

The applicant has also advised that the pipework was routed in such a way as to avoid obstruction to the side access and any impact from vehicles accessing and existing the narrow driveway.

Overall, the proposed equipment is located in a manner such that it is not widely prominent when viewed from the street and minimises any harm to the character and appearance of the host building, streetscene and wider South Hampstead Conservation and Fortune Green and West Hampstead Neighbourhood Areas. As such, the proposed works are considered, on balance, to be acceptable.

Given the nature and scale of the works, the proposal do not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy, and allows for a safe and reliable supply of gas to the buildings' occupiers.

The site's planning and appeals history has been taken into account when coming to this decision. No objection were received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South 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 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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).

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>.

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