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Application Ref: **2011/4135/P**  
Please ask for: **Tina Garratt**  
Telephone: 020 7974 **2537**

6 October 2011

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Granted**

Address:  
**35 Queen's Grove**  
**London**  
**NW8 6HN**

Proposal:  
Installation of railings to front lightwell and external lighting to front and rear gardens and elevations at low level to dwelling house (Class C3).

Drawing Nos: 21213/E/09 Rev.P1; GD293/GA/100B; GD293/GA/101C;  
GD293/GA/102D; 21213/D/02 Rev.P1; Luminaire Schedule (Rev C)

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

21213/E/09 Rev.P1; GD293/GA/100B; GD293/GA/101C; GD293/GA/102D; 21213/D/02 Rev.P1; Luminaire Schedule (ref. GD293).

Reason:

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

- 4 Elevation drawings in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Rear elevation drawing to show new lighting at basement level at a scale of 1:50.
- b) Front elevation drawing to show the new lamps adjacent to the front entrance at a scale of 1:50.
- c) Elevation drawings to show the low level patio lamps at the rear of the property at a scale of 1:50.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the approved drawings, the new lightwell railings at the front of the property shall be made of cast iron and shall be painted black in colour.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14 Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22 Promoting sustainable design and construction, DP24 Securing high quality design, DP25 Conserving Camden's heritage and DP26 Managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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