

Miss Samruti Patel
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2014/7558/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

20 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Centre Heights
137 -151 Finchley Road
London
NW3 6JG

Proposal:

External works to the residential entrance on Belsize Road including re-cladding of the steps and planter, replacement of the existing handrail, replacement of the door and lighting; removal of existing plant; redecoration of canopy and repair of the existing fire escape door and external painted areas.

Drawing Nos: 3073_D_001-P3; 3073_D_3000-P2; 3073.L.3100-P2; 3072.L.3120-P2; 3073.L.3600-P2; 3073.L.3610-P1; Design and Access Statement by Levitt Bernstein dated December 2014.

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: 3073_D_001-P3; 3073_D_3000-P2; 3073.L.3100-P2; 3072.L.3120-P2; 3073.L.3600-P2; 3073.L.3610-P1; Design and Access Statement by Levitt Bernstein dated December 2014.

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

Informative(s):

- 1 Reasons for granting permission:

The stone finishes to the stairs and planter will improve the appearance of the entrancing by providing a uniformity which is in keeping with the surrounding context. The replacement of the handrail and guttering will also improve the appearance of the building. The existing handrail is in a poor state of repair and its replacement with a new steel handrail painted grey is welcomed. The replacement door will be similar in design to the existing and will provide improved thermal installation. The proposed amendments will improve the appearance of the entrance and the area generally. The proposal does not create level access however, given the constraints of the site, namely the level change, this would be difficult to achieve. Access, would be no worse than the existing situation, as such, no objection is raised.

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

As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 7.2, 7.4, 7.5 and 7.6 of the London Plan 2011; and paragraphs 14, 17 and 56 -66 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment