

Miss Victoria Harrison
Tigg Coll Architects
Unit L
17 The Old Gasworks
2 Michael Road
London
SW6 2AD

Application Ref: **2015/0313/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

28 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 West Heath Road
London
NW3 7UU

Proposal:
Retrospective application for the installation of 4 x rising bollards to the entrance and exit of property
Drawing Nos: 191 - 000, 191 - 011 Rev.A, 191 - 025, 191 - 101, 191 - 205, 191 - 510,
Design & Access Statement, Statement of Heritage Significance & Impact

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 191 - 000, 191 - 011 Rev.A, 191 - 025, 191 - 101, 191 - 205, 191 - 510, Design & Access Statement, Statement of Heritage Significance & Impact

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

- 4 The LED lights on the rising bollards should remain permanently switched off. The reflective sticker should remain in place permanently and be replaced as necessary.

Reason: To safeguard neighbouring amenity and highway safety.

Informative(s):

- 1 Reasons for granting permission

The existing four bollards on site consist 'VIGILO 2281' ELECTRO-HYDRAULIC POSTS. Two bollards are located in front of the entrance gate and another two are located in front of the exit gate. This retrospective application proposes to turn off the LED lights permanently and place a reflective sticker around the circumference of each bollard. The bollards measures 0.8m in height and 0.2m in diameter and is made of cylindrical steel to match the entrance metal gate and painted black.

The bollards are considered to be subordinate to the host building. The colour and material match the black steel gates and remains an unobtrusive feature on site. It is considered that the design and materials of the bollards respect the characters of the listed building, listed structures and the conservation area. Given the LED lights would be permanently switched off and covered by back reflective stickers, it is not considered that the bollards would not cause unacceptable harm to the amenity of neighbouring residents and is not a highway safety hazard.

The planning history of the site has been taken into account when coming to this decision. No objection was received prior to making this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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 Noise and Licensing Enforcement Team, 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