

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

Application Ref: **2015/0478/L**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

28 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23 West Heath Road
London
NW3 7UU

Proposal:
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 Listed Building Consent subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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.

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 would measure 0.8m in height and 0.2m in diameter, be made with cylindrical steel to match the entrance metal gate and painted black.

The proposed bollards are lightweight in size, scale, colour and material and appear to be a subordinate feature at the front of the gates. It is not considered that the views to the front elevation of the host building would be adversely affected. The scale, position, design and material of the bollards are considered appropriate and unlikely to cause a detrimental impact upon the characters of the listed building. The proposal would respect the characters and appearance of the listed building and the Redington/Froggnal Conservation Area. The design of the proposal is acceptable and in general compliance with the advice in CPG1 and Redington Froggnal Conservation Area Statement.

The planning history of the site has been taken into account when coming to 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.66 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and CPG1 of the Camden Planning Guidance 2011. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 17 and 126-141 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment