

Mr Matt Phillips
Flat 2, Ladywell Court
22 East Heath Road
London
NW3 1AH

Application Ref: **2015/2760/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

1 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2
Ladywell Court
22 East Heath Road
London
NW3 1AH**

Proposal:

Erection of balcony with black metal railings to rear bay window of first floor flat (C3 use).
Drawing Nos: 14/00192/10, 14/00192/11, 14/00192/20 (received 29/09/2015),
14/00192/40, 14/00192/50, 14/0192/SK01, Flat 2 proposed floor plan, Flat 2 existing floor
plan and site location plan received 16/06/2015.

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 policies 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: 14/00192/10, 14/00192/11, 14/00192/20 (received 29/09/2015), 14/00192/40, 14/00192/50, 14/0192/SK01, Flat 2 proposed floor plan, Flat 2 existing floor plan and site location plan received 16/06/2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the reinstatement of an original architectural feature, of a similar size and design to the original balcony, as well as the neighbouring balcony to the adjoining first floor flat. The use of a simple black metal balustrade would be sympathetic and in keeping with the original features of the property. Although not visible from the wider public realm, the development is considered to positively preserve the character and appearance of the host building and the wider Hampstead Conservation Area.

The balcony would project out to a maximum depth of 800mm and is therefore not considered to negatively impact on the daylight entering the large windows of the ground floor flat below. Furthermore, the proposal is not considered to harm the amenity of neighbouring properties in terms of loss of outlook or overlooking as the balcony will be installed where there are existing large windows.

Due to the location and nature of the works at first floor level, the proposal is not considered to cause harm to the health or well-being of any trees in the surrounding area.

One comment in support of the application has been received prior to making this decision. The site's planning history has been taken into account when coming to this decision. 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 Planning (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 and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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).

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