

Mr. Livio Venturi
Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Application Ref: **2015/3769/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

11 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10A Belmont Street
London
NW1 8HH

Proposal: New steel pergolas at 5th and 7th floors

Drawing Nos: 150630-A(SO)001 Existing Site Location Plan, 150630-A(SO)400 Existing West & South Elevations, 150630-A(SO)401 Existing East & North Elevations, 150630-A(SO)150 Existing Fifth Floor Plan, 150630-A(SO)180 Existing Roof Plan, 150630-A(GA)301 Rev A Proposed Sections, 150630-A(GA) 401 Rev A Proposed East & North Elevations, 150630-A(GA)180 Rev B Proposed Roof Plan, 150630-A(GA) 400 Rev A Proposed West & South Elevations, 150630 VIS 001 Rev A Proposed View from Belmont Street, 150630-A(GA)150A Proposed Fifth Floor Plan and 150630-A(GA)700 Rev A - Proposed Pergolas Details

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 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:

150630-A(GA)301 Rev A Proposed Sections, 150630-A(GA) 401 Rev A Proposed East & North Elevations, 150630-A(GA)180 Rev B Proposed Roof Plan, 150630-A(GA) 400 Rev A Proposed West & South Elevations, 150630 VIS 001 Rev A Proposed View from Belmont Street, 150630-A(GA)150A Proposed Fifth Floor Plan and 150630-A(GA)700 Rev A - Proposed Pergolas Details

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

Informative(s):

- 1 Reasons for granting permission:

The application is for the installation of new steel pergolas at fifth and seventh floor levels above the existing roof terrace areas. The proposed pergola at fifth floor level would be located on the eastern elevation facing the service yard measuring 8.6m wide and 3.56m long and set back approximately 1.9m from both ends and 2.3m from the nearest part of the building to the service yard. The pergolas at seventh floor (roof) level would be located at the northern and southern ends of the building measuring 7.35m wide and 1.8m long and set back approximately 2.8m from either end of the building. All the pergolas would be constructed in steel and painted to match the windows and fascia colour (RAL7003).

The design of the pergolas would reference both the already approved design of the balcony railings, in terms of choice of materials and colour, and the industrial character of the building. At roof level, the pergolas have been reduced in size to provide more of a set back to the ends of the building to reduce their visual impact in long distance views from Belmont Street. The pergolas would sit sympathetically with both the host building and surrounding buildings and would have no adverse impact on either this Non-Designated Heritage Asset (local List)) or the character and appearance of the surrounding area.

Given the proposed siting and design of the pergolas and their distance from the nearest neighbouring residential properties in Belmont Street, Ferdinand Street and Chalk Farm Road, the proposal would have no adverse impact on the amenities of adjoining occupiers in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

Neighbouring properties have been consulted on the application. No objections have been received. The planning history of the site and surrounding area and relevant appeal decisions were taken into account when coming to this decision.

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; Camden Planning Guidance CPG1; policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 131 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