

Mr Damian Maguire
Sacks Maguire Architects
155A Regents Park Road
London
NW1 8BB

Application Ref: **2015/4110/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

25 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Perrin's Walk
London
NW3 6TH

Proposal:
Alterations at first floor level namely glazed roofing to rear courtyard including motorised retractable parts and installation of glazed acoustic screens along side elevation
Drawing Nos: 010, PA 001 issue .z2, PA 002 issue .z, PA 003 issue .z, PA 004 issue .z

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

010, PA 001 issue .z2, PA 002 issue .z, PA 003 issue .z, PA 004 issue .z

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The site, 28 Perrin's Walk is a modern three storey dwelling house with basement, granted conditional planning permission in 2009. The site is not listed but lies within the Hampstead Conservation Area. There are listed buildings to the rear of the site on Church Row.

Proposed glazed roofing to rear courtyard including motorised parts to make the basement external courtyard more usable is considered acceptable in terms of design, scale, position and materials. This will be set beneath the garden boundary wall. The installation of glazed acoustic screens along the side elevation is proposed to reduce noise impact from the restaurant at the adjacent site. This will include anti-intrusion gates and barrier to eastern corner of the front elevation.

Whilst it is acknowledged that the gates and acoustic screens partially to the front and eastern side elevation are not a common feature of properties in the street, they are considered to be acceptable in this instance given the variety of front boundary treatments in the surrounding area and given the modern design of the host property.

A minor alteration to the glass balustrade to the rear ground floor level windows is also proposed. The balustrade will be brought forward by 450mm for maintenance purposes to enable access for window cleaning. This change is considered acceptable and will have a minimal impact on the existing appearance of the rear elevation.

Overall, the proposal is considered to form a subordinate alterations that would not cause any negative impact on the character of the host property nor any significant harm to the character of the Conservation Area.

The proposal does not pose any concerns with regard to detrimental impact on residential amenity.

No objections were received following statutory consultation. The planning history of the site and surrounding area were 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 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, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. 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.

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

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

Ed Watson
Director of Culture & Environment