

Miss Ciara McGuinness
LUC
43 Chalton Street
London NW1 1JD

Application Ref: **2015/6431/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

3 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Maryon Mews
(entrances between 17 & 19 and 29 & 31 South End Road)
London NW3 2PU

Proposal:

Variation of condition 3 (maximum height of gates) of planning permission dated 13.2.04 ref 2003/3532/P (for erection of vehicular and pedestrian security gates at 2 existing entrances to Maryon Mews from South End Road), to allow retention of both gates at 2.82m high and installation of additional crossbars on both gates.

Drawing Nos: letter from LUC dated 11.11.15, Appendix A; 6656.01.101, 102, 103, 104, 501

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition no.3 of planning permission 2003/3532/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3



The new gates and posts shall be a maximum of 2.82m high; the additional crossbars shall be painted black within one month of the date of their installation and thereafter permanently maintained and retained as such.

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.

Informative(s):

1 Reasons for granting permission.

The increase in height of the approved gates to 2.82m was implemented in 2007, contrary to the requirement of the condition on the original planning permission specifying a maximum height of 2.1m. Nevertheless it is considered that the increased height and prominence of the gates does not harm the character and appearance of the streetscene and conservation area, given the semi-permeable design of the railings, the height of adjoining shopfronts and the enclosed context of the 2 entrances, one of which is under an arch; it is further justified by the need to reduce crime and improve community safety. The condition can therefore be revised to refer to the maximum height of the gates as installed.

The proposed new addition of the upper crossbars to both sets of gates will enhance their appearance by reducing the prominence of the spear finials. This minor alteration will not harm the character or appearance of the streetscene and conservation area.

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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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

As such, the proposed development is in general accordance with policies CS5, CS14 and CS17 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, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

2 You are advised that this decision relates only to the changed condition 3 and shall

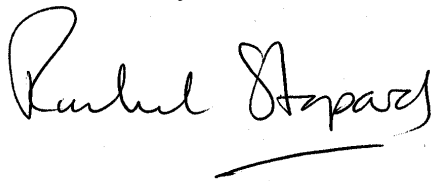
only be read in the context of the substantive permission granted on 13.2.04 under reference number 2003/3532/P and is bound by all the conditions and obligations attached to that permission.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment