

Mrs Charlotte Grant  
Planning Resolution LLP  
City Temple  
Holborn Viaduct  
London  
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Application Ref: **2015/6601/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

6 April 2016

Dear Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**84A Heath Street**  
**London**  
**NW3 1DN**

Proposal:  
Erection of pedestrian gate following removal of existing, and installation of associated railings.

Drawing Nos: Site Location Plan (Ref. 682-S01-P5); GE02-P1; GA01-P1; GE03-P1; GA02-P1; E-2; E-3; P01; P; Cover Letter Dated 25.11.15; Design, Access and Heritage Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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; Site Location Plan (Ref. 682-S01-P5); GE02-P1; GA01-P1; GE03-P1; GA02-P1; E-2; E-3; P01; P; Cover Letter Dated 25.11.15; Design, Access and Heritage Statement

Reason:

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

#### Informatives:

- 1 Reasons for granting permission.

The material, finish and considered detailed design of the proposed new pedestrian gate and railings are deemed to be appropriate. Constructed from metal, and featuring a top and bottom crossbar and posts that extend above and below these, the proposed gate would have the same visual configuration as the existing gate and would be sited in the same position, but would simply be slightly wider to allow improved access to the site. Proposals to install the new gate retain a large section of the existing railings to the east elevation, and in this way result in the loss of limited original fabric, so minimal harm is caused by the introduction of the new gate. The new pedestrian gate also carefully mirrors the detailed design of the retained railings, and so would sit cohesively within the existing boundary treatment on the east elevation. On the south elevation, the proposed railings will sit along a very limited length of the boundary with 84 Heath Street, and so will have little impact on their setting. Fixed to an existing post which will remain in situ, and a new post bolted in to the existing mortar, so that they are suspended above the detailed historic panel below, the railings will also not disturb any existing architectural features of the site. Additionally, both the proposed pedestrian gate and new railings are appropriate in terms of their detailed design as their posts match the dimensions of existing posts, and they retain the attractive decorative finials that add architectural interest to the boundary treatment. Proposals are therefore not considered to have an adverse impact on the appearance or character of the host building, or the wider street scene and are considered to preserve and enhance the building's setting within the Hampstead Conservation Area.

Due to its location, the proposal will not harm the amenity of any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history was taken into account when coming to this decision. No objections were received as a result of public and adjoining occupier consultation.

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 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, consolidated with alteration since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

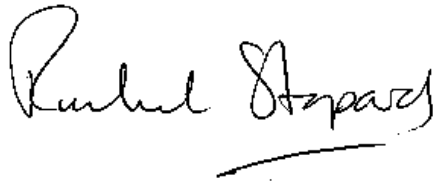
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard  
Director of Culture & Environment