

Mr. Kampanat Atichatpong  
design-NA Architects  
70 Cowcross Street  
London  
EC1M 6EJ

Application Ref: **2016/1296/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

25 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Upper Terrace Lodge**  
**4 Upper Terrace**  
**London**  
**NW3 6RH**

Proposal:  
Installation of a pedestrian access gate adjacent to approved vehicle gate within the front boundary wall of the property.

Drawing Nos: 09UTR 01 000; d-NA UTP 00 103 P0; d-NA UTP 00 203 P0; d-NA UTP 01 001 P0; d-NA UTP 01 103 P0; d-NA UTP 03 100 P0

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 if in CA] 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:

09UTR 01 000; d-NA UTP 00 103 P0; d-NA UTP 00 203 P0; d-NA UTP 01 001 P0; d-NA UTP 01 103 P0; d-NA UTP 03 100 P0

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 officers report for the works to install the vehicle gate (approved 2011) confirms the section of wall in front of no. 4 Upper Terrace is not of any historic interest, in that the bricks are modern and the bond does not match the original sections of wall. In this regard the removal of a small additional part of the wall to allow the installation of a pedestrian gate would not result in the loss of historic fabric.

Pedestrian gates are an established characteristic of boundary walls in the area and to houses of this period. Similar gates are found to listed boundaries in the immediate vicinity including the existing adjoining wall to the listed houses which form part of upper terrace. The gate would match the design of the new vehicle gate and would not harm the setting of the grade II listed house or terrace or the character and appearance of the Hampstead Conservation Area of which it forms a part.

The site's planning history was taken into account when coming to this decision. One objection was received as part of the consultation.

Special regard has been attached to the desirability of preserving the setting of the listed building and the character and appearance of the Hampstead Conservation Area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

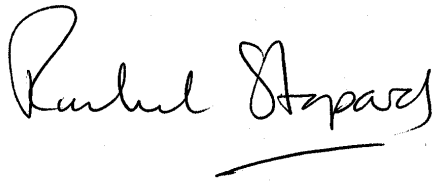
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities