

Mr Jonty Craig
BAT Studio
19a Oakfield Road
London
N4 4NH

Application Ref: **2016/1875/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

23 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Buckland Crescent
London
NW3 5DX

Proposal:
Repainting of front elevation of dwelling house (retrospective).
Drawing Nos: 357-1000-PL1; 357-1200-PL1; Cover letters dated 01/05/2015 & 05/04/2016;
Design & access statement dated 04/04/2015 (ref. 357-5000-PL1).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting planning permission:

The proposal involves the repainting of the front elevation of an existing residential dwelling house. An application for planning permission has been submitted for these works following an Article 4 Direction introduced in the Belsize Conservation Area on 01/09/2010 that restricts the painting of the front of a property under certain circumstances without the necessary planning permission.

The property was originally a light rose pink colour which matched the traditional



palette of colours associated with many properties in Buckland Crescent. In 2015, this colour was changed to a slightly darker cinder rose colour with a deeper and more muted tone than its previous lighter pastel shade. It is noted that there already exists some variation in the tone and shade of colours amongst various properties along Buckland Crescent and that the new colour at no.12 is not dissimilar and appears quite consistent with many of these. Although the colour and tone at no.12 does not match the traditional palette of all the other buildings within the street and is a deeper tone than would normally be preferred, it is not considered to be so significantly different as to detract from the character and appearance of the building, the street, or the wider Belsize conservation area, and as such, the proposals are considered to be acceptable.

The works of maintenance and repair included as part of this application are not considered to constitute development, and as such, do not require planning permission.

There are no amenity concerns as a result of these proposals.

One objection was received following statutory consultation along with seven responses supporting the proposals, and these have been taken into account when reaching this decision. The site's planning and appeals history has also been 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.

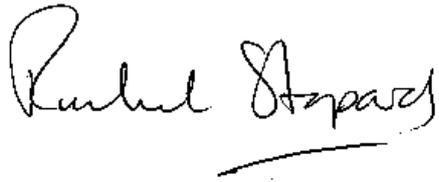
As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework 2012.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities