

Hughes Jay & Panter Ltd
Grove House
64 Sutton Grove
Sutton
Surrey
SM1 4LP

Application Ref: **2016/1422/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

5 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 9-24
Brookfield Mansions
London
N6 6AS

Proposal:

Demolition of existing concrete and mesh screen balconies and replacement with new steel frame balconies with metal railing to height of 1.1m.

Drawing Nos: 01:A, 02:B, 03:C, 04:D, Design & Access Statement, Balustrade Details (convex feather edge handrail and round steel bar)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 01:A, 02:B, 03:C, 04:D, Design & Access Statement, Balustrade Details (convex feather edge handrail and round steel bar).

Reason:

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

- 3 All new external works and finishes shall be made good after unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the character and appearance of the conservation area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The application proposes the replacement of residential balconies to two blocks of flats within the Highgate Village Conservation Area. The existing balconies are constructed of concrete with high metal mesh screens, and overlook the narrow courtyard areas of the two buildings. The replacement balconies would be constructed in steel with lower metal balustrades and a slightly smaller footprint but greater usable platform space. Matching balustrades are proposed for the access ramp and stairs to the garden.

The proposal would have no detrimental impact on the character and appearance of the conservation area. Details of the balustrades will be required by condition. The proposed low balustrade will not result in a significant loss of privacy as the existing balconies are in close proximity and the screens are see-through mesh.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection from an internal occupier was received prior to making this decision. The objection related to the change of the balconies from a domestic function to leisure use, being unnecessary as the flats also have front balconies. The proposed balconies are not considered to have a materially different function to those presently on the building, and as such would not be refused on the basis of their use.

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 March 2015, consolidated with alterations 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).

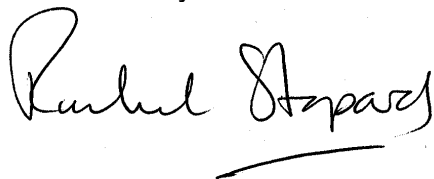
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Executive Director Supporting Communities