

Mr Livio Venturi
Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Application Ref: **2016/3191/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

10 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 A Belmont Street
London
NW1 8HH

Proposal:
Removal of approved pergolas and retention of north and south facing balconies on the 7th floor to residential building.

Drawing Nos: 160610-A(SO)001; 160610-A(SO)100; 160610-A(GA)100

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: 160610-A(SO)001; 160610-A(SO)100; 160610-A(GA)100

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal for which permission is sought has been built. The balconies will be a replacement of the recently approved pergolas and will be at a height of 10.0m from ground level and will project 0.7m from the elevation of the host building. The balconies will be constructed of steel with a black painted metal finish to match the existing external appearance of the building. It is considered that the proposal will not be prominent within the streetscene by virtue of their limited visibility and conformity with the existing railings and balconies on the building. The balconies would sit sympathetically with both the host building and surrounding buildings and would have no adverse impact on either this Non-Designated Heritage Asset (Local List) or the character and appearance of the surrounding area.

Due to the minimal scale and positioning of the proposal, it is considered there would not be undue harm to the amenity of any adjoining residential occupiers.

One comment has been received which has been duly noted. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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 Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 The applicant is advised that carrying out any works that require permission, without first seeking the requisite planning consents from the Council, will instigate enforcement proceedings against them in order to ensure that any future planning

breach is rectified forthwith.

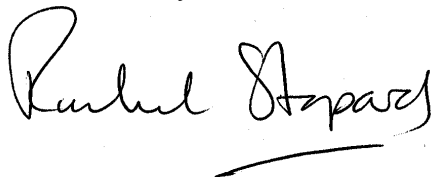
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath it.

Rachel Stopard
Executive Director Supporting Communities