

Mr. Crispin Vaughan
Kirk & Randall Limited
Sacombe Park
nr Ware
Herts
SG12 0JB

Application Ref: **2016/6758/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

8 March 2017

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:

Minor amendments to building from previous consented works (ref: 2011/1301/P & 2013/2894/P). including use of new matching bricks to the front wall; New gas meter enclosure with lead covered flat roof; changes to the front forecourt layout; raised terrace; front steps and; railings fronting the light well and glass walkway over.

Drawing Nos: W201B (suffix) SK71 A; SK70 A; SK65 A; SK62 A; SK61 A; SK60 A; SK55 A; SK52 A.

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:

W201B (suffix) SK71 A; SK70 A; SK65 A; SK62 A; SK61 A; SK60 A; SK55 A; SK52 A.

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, 5 Pancras Square, London N1C 4AG (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], 5 Pancras Square, London N1C 4AG (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 planning permission:
The application proposes amendments to the design of the front garden/forecourt as well as upgrading works to the front lightwells, terrace and entrance of the grade II listed building.

The current arrangement has unattractive modern metal railings enclosing the lightwells at the front of the house without appropriate entrance steps or threshold

for the front entrance. The proposal would provide scholarly-accurate entrance steps and threshold as well as railings to surround the lightwells which would match the age and style of the building. The material used for the steps would also be used in the front forecourt. The raised side terrace would be extended with curved steps to the landscaped garden. Glazing would cover one of the lightwells but this would be flush and frameless and carefully concealed from view below the coping stone of the balustrade. The services including meter housing and associated pipe work would be concealed within the raised bed/bench along the garden party fence line and with a purpose-built small brick enclosure which would sit below the front boundary wall.

The proposal rationalises the previous permissions for works to the front forecourt. The reinstatement of the front entrance steps; railings and terrace would significantly improve the special character and appearance of the grade II listed building and would result in an overall enhancement to the heritage asset. No harm would be caused to the character and appearance of the Hampstead Conservation Area, to the setting of listed buildings or to neighbourhood amenity.

The site's planning history was taken into account when coming to this decision. Public consultation was undertaken by means of a site notice and a press notice, but no objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

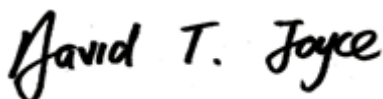
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments 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



David Joyce
Director of Regeneration and Planning