

Mrs Kathryn Levitt  
Kathryn Levitt Design Ltd  
Goodwin House  
5 Union Court  
Richmond  
TW9 1AA

Application Ref: **2016/6749/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

23 March 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**Flat D  
Mount Tyndal  
Spaniards Road  
London  
NW3 7JH**

Proposal:

Installation of balustrade, brick guard rail and access doors to provide terrace for flat D (Class C3) at first floor level.

Drawing Nos: Site location plan; Photos as existing terrace rev A; 027 Revision A; 028 Revision A; 029 Revision A; 030 Revision A; 031 Revision B; 032 Revision A; 033 Revision B; 034 Revision B.

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 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:

Site location plan; Photos as existing terrace rev A; 027 Revision A; 028 Revision A; 029 Revision A; 030 Revision A; 031 Revision B; 032 Revision A; 033 Revision B; 034 Revision B.

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 provision of terrace in the proposed location is considered acceptable and in keeping with the character of the building as a whole. The proposed railings would be located at the 1st floor, on the east part of the existing building. The proposed balustrade would be matching the existing ones and would be fixed in proposed

brick guard rails. The brick guards would be made of brick and would have the same height, width and depth as the ones existing at the other flats within the same building block. There are other examples of terraces within this building and this proposal follows the same detailed design to those. The proposal also includes the replacement of a window with door to provide access on to the terrace. The proposed door would retain the materiality, colour, and design of the existing fenestration arrangement. As the proposal would match the materials and design of existing terrace features, it is considered that it would not cause any significant harm to the appearance of the host building or surrounding properties.

Due to the design and sitting of the existing building, the proposed alterations would not be visible from any public highway. It is therefore considered that there would be no impact of the proposed alterations to the streetscene or wider conservation area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

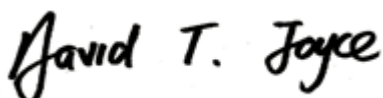
As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with G1, A1, D1 and D2 of Camden Local Plan Submission Draft 2016, London Plan 2016 and 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning