

GSE
64A Canfield Gardens
Hampstead
London
NW6 3EB

Application Ref: **2017/0722/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

13 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
128 Boundary Road
London
NW8 0RH

Proposal: Creation of front lightwell, installation of staircase linking ground and lower ground floors and alterations to the front elevation at lower ground floor level including insertion of a window and door.

Drawing Nos: Location Plan; BR-KE-01 Existing; BR-KE-02 Proposed; Railings details 001.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Location Plan; BR-KE-01 Existing; BR-KE-02 Proposed; Railings details 001.

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

Informatives:

- 1 Reasons for granting permission:

Permission is sought to reinstate the property's front lightwell measuring 3m long by 1m wide. The lightwell would consume much of the front forecourt however lightwells are part of the prevailing character and would not harm the architectural character of the building, the character and appearance of the surrounding conservation area, or the relationship between the building and the street. Internally it is not proposed to increase the depth of existing basement and therefore a Basement Impact Assessment report was not requested in this instance.

The lightwell would be bounded by metal railings which form part of the established street scene. In general the railings in the area have decorative finials and the proposed railing design would be consistent with the local context.

The wide pavement would allow ample space for the proposed railings to be accommodated without giving the street an unduly cramped or cluttered appearance. It is also proposed to insert a new door at lower ground floor level. The proposed door would be timber framed and in keeping with the existing door at first floor level, whilst the existing timber framed window would be retained.

It is considered that the proposed works would not cause harm to the visual or residential amenities of nearby and neighbouring properties.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions (including appeal ref. APP/X5210/A/11/2155448) were 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 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; And policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

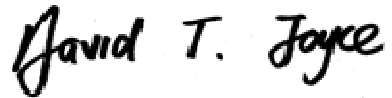
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 Highway licenses may be required to facilitate the proposed works. The applicant would need to obtain such highway licences from the Council prior to commencing work on site. Details for the highway licences mentioned above are available on the Camden website <http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>
- 5 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning