

Mr David Hornstein  
GIA  
9a Belvedere Road  
London  
SE1 8GA

Application Ref: **2017/0895/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

18 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Langland Mansions**  
**228 Finchley Road**  
**London**  
**NW3 6QA**

Proposal: Installation of new external bin store behind front boundary wall; removal of existing steps and creation of a new access ramp along south-western boundary; re-landscaping of front and rear gardens including re-paving footpaths, and repairs to boundary walls including replacement of existing wooden trellis with new metal railings.

Drawing Nos: 2015-011-L04-P4, 2015-011-L01-P6, 2015-011-L05-P2, 2015-011-L52-P1, 2015-011-L53-P1, 10361, and Design & Access Statement dated 7 March 2017.

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 policies 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: 2015-011-L04-P4, 2015-011-L01-P6, 2015-011-L05-P2, 2015-011-L52-P1, 2015-011-L53-P1, 10361, and Design & Access Statement dated 7 March 2017.

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

#### Informatives:

- 1 Reasons for granting permission:

The proposals include the creation of a new entrance ramp off the corner of Finchley Road and Langland Gardens. The ramp would replace the existing stepped access and would have limited impact on the appearance of Langland Mansions. It would have a gradient of 1:12 which would be compliant with Building Regulations and would enhance the existing accessibility of the building.

The dilapidated wooden trellising along a section of the Finchley Road elevation would also be replaced with new railings to match those atop the adjacent wall at the site. It is considered that this would be a positive alteration that would enhance the character and appearance of the building and wider Redington Froggnal Conservation Area.

The new bin stores would be located behind the wall fronting Finchley Road. Although they would be at a higher level than the adjacent street level, they would be within a timber-clad bin store and set behind the new railings and evergreen hedgerow which would shield the bin store from public views.

The proposals also include the re-landscaping of the front flowerbeds and rear garden following previous consents to remove a number of trees from the property (refs: 2016/2768/T & 2015/6772/T). The rear garden levels would be adjusted slightly to prevent the existing damp ingress which resulted from previous landscaping works. The works are considered acceptable and would preserve the character and appearance of the building and wider area.

One comment was received and duly taken into account prior to making this decision. The planning history of the site has been 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policy D3 of the Kentish Town Neighbourhood Plan 2016, and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

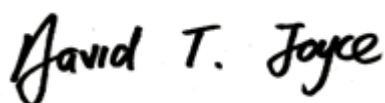
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Director of Regeneration and Planning