

Stephen Jowitt
GMA Architecture Ltd
GMA Architecture Ltd
UK House
82 Heath Road
Twickenham
TW1 4BW

Application Ref: **2017/1546/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

30 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

**Greenwood
Osenev Crescent
LONDON
NW5 2BB**

Proposal:

Landscaping at the front of the building including new access ramp and steps, and new entrance doors; landscaping of west side garden area including new terrace adjacent to the communal lounge, raised brick planters and paths; installation of new railings to existing terrace; installation of new metal balconies and balustrading to existing access decks at the rear of the building all in connection with residential block (Class C3).

Drawing Nos: Design and Access Statement; [G] 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; [G] 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11.

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

- 3 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 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the London Plan 2016; and the National Planning Policy Framework.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the re-landscaping of the front terrace and accesses including the extension of the planters to the front and right side of the terrace, the removal of left side access step to the terrace and the addition of railings atop boundary wall surrounding the terrace, new larger and safer disable access, and new entrance doors. The current terrace is uneven and unsafe to use, and the disable access ramp no longer complies with the health and safety requirement. Although the proposed railings will significantly increase the overall height of the boundaries, it is felt that in view of their design - 50s style to match the existing front balcony railings at ground floor level - it will offer transparency and will not become unduly dominant. They also are to provide a safety barrier to prevent any of the residents using the terrace from falling over onto the pavement. It is considered that the benefit to the residents in terms of the own personal safety outweigh any harm caused to the Bartholomew Conservation Area opposite. The presence of similar railings can be found at the adjacent residential block. The proposed re-landscaping of the front area will greatly improve access to the residential block, the safe use of the terrace as well as enhancing the appearance of the front areas.

The creation of a new terrace to the back of the communal lounge, at ground floor level, enable the elderly residents to enjoy the benefit of another outside space as an extension of the rear garden. The retention of the existing canopy will offer protection from the rain. The re-landscaping of the rear garden will also improve the use of the green amenity where the current raised beds are in need of repairs, and the grounds, uneven. The addition of planting area will enhance the residents' experience of the rear garden.

The current walkways at the back of the far rear block are fairly narrow. Anyone

using a wheelchair will encounter difficulties in manoeuvring in and out of the flats as well as up and down the balconies. The proposed timber boards and steel posts projecting balconies that are to be added to the existing walkway/balconies will be located opposite each of the flat's entrances at first and second floor level. They will increase the space needed to facilitate the access in and out of the flats for residents using wheelchairs. This is also to be further aided by the removal of the thresholds. The existing railings will be replaced too. The extended balconies will provide some amenity space for the resident wishing to sit outside but will not impact on the amenity of the residents in the properties to the rear of the site address in terms of overlooking and loss of privacy. There is copious level of dense vegetation that provides a natural screen between the neighbouring houses - which are also some distance away - and the rear cou

The overall proposal is to bring much needed improvement to the facilities which are providing sheltered housing for elderly people. The proposal is considered to be acceptable in terms of size, scale, design, location and materials to be used, and will preserve and enhance the host building, the Bartholomew Estate and Kentish Town conservation areas opposite and at the rear respectively, and the front and rear streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. No responses were received following the statutory consultations.

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 & D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and 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 Noise and Licensing Enforcement Team, 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 The emerging Camden Local Plan is reaching the final stages of its public

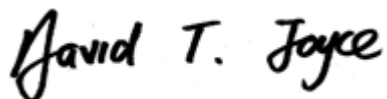
examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning