

Mr Phil Seastram
MMP DESIGN LTD
2nd Floor Unit 5
Brook Business Park
Cowley Mill Road,
Uxbridge
UB8 2FX

Application Ref: **2017/1470/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

19 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
17 Ferncroft Avenue
London
NW3 7PG

Proposal:

Installation of metal balustrade to second floor rear terrace, to replace existing glazed balustrade.

Drawing Nos: Drwg. No. 01.

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: Drwg. No. 01.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The application seeks to replace the balustrade to an existing balcony to the rear of a flat at second floor level. The rear of the property has been heavily altered and has large terraces at first and ground floor levels, as does the adjacent property No. 15 and other properties on Ferncroft Avenue. The site lies within the Redington Froggnal Conservation Area and backs onto West Heath Lawn Tennis Club.

The proposed balustrade would be formed of wrought iron railings 1100mm high. The two side panels would be solid timber as existing. The new balustrade would be more traditional in design and materials than the existing steel and glass balustrade it would replace. The railings would be 100mm higher than the existing, which would not have an adverse impact. The other balustrades on the property are formed of horizontal timber slats with little architectural merit and are not in keeping with the age or design of the building. The installation of traditional style railings to replace modern railings would preserve and enhance the character and appearance of the conservation area and would not appear unsympathetic to the existing rear elevation. The proposed development would not give rise to overlooking or a loss of privacy as the size and location of the balcony would not be affected.

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

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 policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, and 7.8 of the London Plan 2016; the National Planning Policy Framework; and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

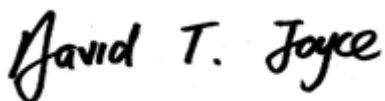
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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