

Richard Webb
WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Application Ref: **2017/2309/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

19 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Wellside
Well Walk
LONDON
NW3 1BT**

Proposal:
Creation of first floor rear balcony, following lowering of cill to existing first floor window to create door opening to access new balcony and erection of new balcony railings.

Drawing Nos: [Prefix 1131]; 01.101, 01.104, 01.105, 01.114, 02.101, 02.111, 03.101, 03.111, Design & Access statement.

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:

[Prefix: 1131]; 01.101, 01.104, 01.105, 01.114, 02.101, 02.111, 03.101, 03.111.

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

Informative(s):

- 1 Reasons for granting permission:

It is proposed to create a balcony to the central part of the rear elevation at first floor level with access to the balcony via a new door opening. The balcony will to the depth of the adjacent projecting bays and to the full width between the bays. The balcony will therefore not project beyond the existing line of the bays.

The balcony and balustrade will be fabricated from metal, painted black with a black painted support frame and grating to floor. The door opening will be created from the existing window opening with the cill lowered. The door will be timber framed with glazing bars to match the existing.

The proposed new opening would match the existing style of window and would correspond with the existing fenestration, style of framing on the host and adjoining properties and as such would not harm the character or appearance of the property.

The window on the first floor rear elevation of the property which is screened by vegetation and facing a private road, and does not contribute to the character of the property and has limited visibility in public or private views. It is therefore acceptable to remove the window opening. The installation of door is acceptable given that the style, material and colour will remain the same as existing.

The proposal is considered to preserve the character and appearance of the 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.

There are no material overlooking issues to lead to a loss of neighbour amenity, it would only overlook the rear driveway of next door No.3 Gainsborough Gardens and onto the open space of Gainsborough Gardens. The proposal is considered not to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 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 London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.
- 3 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).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 T. Joyce

David Joyce
Director of Regeneration and Planning