

Mr Daniel Abbott  
11 Falcon Lodge  
Oak Hill Park  
London  
NW1 9RE

Application Ref: **2017/3252/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

11 July 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:

**Belvard Point  
17 Murray Street  
London  
NW1 9RE**

Proposal: Variation of condition 2 of planning permission allowed at appeal on 23/06/2016 under reference APP/X5210/W/16/3142649 (LPA ref: 2015/4760/P) for the erection of a single-storey extension to an existing residential and live/work development to create a 1 bed flat on the existing flat roof; namely, to install grey metal railings at roof level rather than glass balustrades.

Drawing Nos:

Superseded drawings: 344\_130 rev C, 344\_110 rev C, 344\_132 rev B

Revised drawings: 344\_110 rev D, 344\_332 rev A, 344\_333 rev B

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

Conditions and Reasons:

- 1 The development hereby permitted shall begin not later than 3 years from the date of the original decision granted on 23/06/2016.



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:

344\_SK\_008 Rev.B, 344\_SK\_009, 344\_001, 344\_002, 344\_003, 344\_010, 344\_011, 344\_020, 344\_030, 344\_031, 344\_032, 344\_101 Rev.B, 344\_102 Rev.B, 344\_103 Rev.B, 344\_111 Rev.B, 344\_120 Rev.B, 344\_131 Rev.C, 344\_401, 344\_402, 344\_332 rev A, 344\_310 rev E, and 344\_007 rev B, 344\_110 rev D, 344\_332 rev A, and 344\_333 rev B.

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

#### Informatives:

- 1 Reasons for approval of details:

The proposed amendment to replace the previously approved glass balustrading at roof level with grey metal railings is considered acceptable. The colour and appearance of the railings would be in keeping with the grey aluminium window and door frames throughout the building, and the alterations would be sympathetic to the character of the host building.

Due to the location and nature of the proposals, they are not considered to raise any concerns in terms of impact on neighbouring amenity.

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. 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 2013.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. 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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

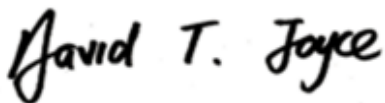
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 5 You are advised that all conditions relating to planning permission allowed at appeal on 23/06/2016 under reference APP/X5210/W/16/3142649 (LPA ref: 2015/4760/P) which need details to be submitted, have been approved.

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