

Ms S OHare  
Gabrielle Court  
1-3 Lancaster Grove  
NW3 4EU

Application Ref: **2017/5650/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

28 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Gabrielle Court**  
**1-3 Lancaster Grove**  
**London**  
**NW3 4EU**

Proposal:  
Installation of 1.8m high vehicular security gates to driveway  
Drawing Nos: Location Plan (unnumbered), Site Plan (unnumbered), SK.1 & SK.2

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), Site Plan (unnumbered), SK.1 & SK.2

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

Informative(s):

- 1 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).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Reasons for granting permission.

Proposed is the installation of a 1.8m high, side hung, inward opening security gate to the vehicular access running to the side of the main property. The gate would be set back some 8.8m from the edge of the highways pavement and would continue to allow vehicular access to the site for residents, but would facilitate an increased level of security for the car park.

The proposed addition would be of an acceptable siting, scale and design, being a relatively simple, commensurate and lightweight design. By reason of its form, views would still be afforded through to the driveway and car park, and the overall composition of the building could still be read.

The property is located within the Belsize Park Conservation Area, but it is not listed as a 'positive contributor' within the Conservation Area Statement whereby it is noted the main building is of a modern design; nor are there any nearby listed buildings.

The alteration would not result in undue harm to the character or appearance of the property. Whilst the addition would be immediately visible from the street, it is of a lightweight design and would not be overly prominent within these views, particularly given its set back nature from the street. As such it would not unduly impact on the streetscene, or the character, appearance or historic interest of the conservation area.

Given the scale, siting and design of the gate, it would not result in undue harm to neighbouring amenity.

No public comments were received following consultation on the proposal; the Belsize CAAC made no objection in principle, but request further details of design, and exact position. Subsequently, further details of the design and positioning were received which are deemed to be acceptable.

The planning history of the site and surrounding area has been considered when determining this application.

Whilst the Designing Out Crime team has advised the gate is moved closer to the highway, a position which the Transport Services team does not object to on the basis that the road is not overly congested so could accommodate vehicles waiting on the road whilst the gate opens (rather than pulling off to wait), the applicant has expressed that this is not practicable. The driveway narrows by 600mm to the front of the site (to 2.9m), making access unachievable once the post has been installed. Additionally the bin store for the flats is located in this section, which would not be accessible by the refuse collector if the gate was moved forwards. On balance, it is considered that the siting of the gate is therefore be acceptable; it is also noted that in visual terms, the set-back ensures it would be less prominent within the conservation area.

Considerable importance and weight has been attached to the harm and 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.

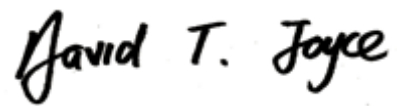
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning