

Mr Matthew Parker
MAP Architecture
21b Sandrock Road
London
SE13 7TS

Application Ref: **2017/6656/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

7 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
90 Flat B Savernake Road
LONDON
NW3 2JR

Proposal:
Installation of replacement timber balustrade on rear walkway of flat (C3)

Drawing Nos: 1502 P00 (Rev A); 1502 P08 (Rev C); 1502 P09 (Rev A); 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 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: 1502 P00 (Rev A); 1502 P08 (Rev C); 1502 P09 (Rev A); Design & Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission was granted under ref. 2016/1448/P (dated 31.05.16) for an extended replacement garden walkway and staircase which incorporates an enclosed garden storage area underneath. The permission was not built in accordance with plans and therefore this application seeks to rectify the unapproved works.

The scale of the walkway and staircase would be very similar to the consented scheme and remains acceptable. The balustrade and storage area would be timber thereby matching the pre-existing materiality, which is considered acceptable for the rear garden context. The form and design of the walkway and staircase would remain similar to 'as built' with the main differences being the removal of wider timber boards, leaving only narrower timber batons. A gap between the bottom of the balustrade and the storage area below would be introduced to enable the balustrade to be read as a distinct, more lightweight structure to the storage area below.

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.

By reason of the nature and location of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. Given that the solidity of the balustrade is being reduced, the structure would not have such an overbearing impact on the neighbour's garden.

One comment has 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 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.

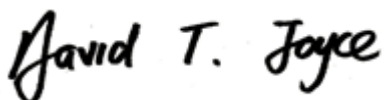
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).
- 4 The works hereby approved shall be completed within 3 months (9th May 2018) from the date of this permission, otherwise enforcement action will be taken.

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