

Application ref: 2018/0498/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 7 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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Ingleton Wood LLP
1 Alie Street
London
E1 8DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Grove View Apartments
Highgate Road
London
NW5 1BE

Proposal:

External alterations including installation of new fence and gate to existing bike shelter; installation of handrails to 2no. sets of existing access steps; installation of lighting
Drawing Nos: 811519-IW-XX-XX-DR-B-001, 811519-IW-XX-XX-DR-B-002, 811519-IW-XX-XX-DR-B-003A, 811519-IW-XX-XX-DR-B-004, 811519-IW-XX-XX-DR-B-005, 811519-IW-XX-XX-DR-B-006, 811519-IW-XX-XX-DR-B-007A, 811519-IW-XX-XX-DR-B-008A & 811519-IW-XX-XX-DR-B-009A

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: 811519-IW-XX-XX-DR-B-001, 811519-IW-XX-XX-DR-B-002, 811519-IW-XX-XX-DR-B-003A, 811519-IW-XX-XX-DR-B-004, 811519-IW-XX-XX-DR-B-005, 811519-IW-XX-XX-DR-B-006, 811519-IW-XX-XX-DR-B-007A, 811519-IW-XX-XX-DR-B-008A & 811519-IW-XX-XX-DR-B-009A.

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

- 4 External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2011'. Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the plans hereby approved, prior to the commencement of the relevant part of the development, detailed drawings and specification of the proposed lighting shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and shall be retained in perpetuity.

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.

Informative(s):

- 1 Reasons for granting permission.

The application site is a former Baptist church (dated 1876) which has been converted to 14 residential flats. The building is identified within the Dartmouth Park Conservation Area Appraisal and Management Statement (2009) as making a positive contribution to the character and appearance of the conservation area, it is not a Listed Building. Grove End House (opposite the site on Chetwynd Road) is the closest Listed Building (Grade II).

The proposed handrails to the existing external front and side steps would be mounted onto the existing exterior walls, and would form a minor alteration to

the property. They would not represent harm serving to preserve the character, appearance and historic interest of both the property and the surrounding conservation area. An informative would be attached to any permission advising the applicant that they need to contact Building Control Services to ensure that the handrails meet the Building Regulations.

Similarly the addition of the fence and gate to the existing cycle store is considered to be a relatively minor alteration which would not cause harm to the character, appearance or historic interest of the property or area. The area is used as an established cycle store, set to the side/rear of the host building, behind a projecting entrance. The fence and gate would offer additional security protection which is welcomed by the Designing Out Crime officer, who advises a fob entry and self locking system be used with internal thumb turn lock with appropriate protection. The alteration would still allow ease of access to the bike store, and the Transport Team makes no objection to the proposal. The design was amended following concern from the Access Officer regarding the ability of the store to facilitate non-two wheel bikes, this is now considered to be acceptable.

The scheme originally proposed the installation of CCTV cameras and lighting on 3m high poles (lamp posts). Concerns were raised with this element of the scheme and they were subsequently removed. Lighting would be surface mounted to the building which is deemed to be acceptable causing no harm to the character and appearance of the conservation area.

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.

One objection was received to the original proposal on the grounds of the appearance of the proposed bike store, unnecessary, costly and ugly CCTV cameras, lack of details of CCTV cameras, and unnecessary/impractical handrails which fail to comply with building regulations. The CCTV/lamp posts have now been removed from the scheme (on design grounds), the Access Team has supported the requirement for the handrails, and building regulations is a separate matter from planning, however an informative would be attached to any permission requiring the applicant to contact Building Control separately regarding these works to ensure that they comply with Building Regulations. These comments have been addressed in the associated consultation summary report.

Given the nature and scale of the works, they would not result in harm to neighbouring amenity.

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

As such, the proposed development is in general accordance with policies D1, D2, A1, C5 and T1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 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).

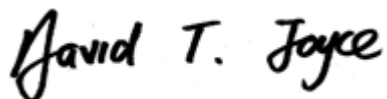
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning