

Mr Rosario Russo
Terrarossa project
29 Auckland Rise
London
SE19 2DX

Application Ref: **2017/1169/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

21 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bracknell Gate
Frognal Lane
London
NW3 7EA

Proposal: Removal of existing coal lifts and adjacent balcony railings and installation of new balcony railing to match existing.

Drawing Nos: P9078_00, P9078_E01, P9078_E02, P9078_E03A, P9078_E04A, P9078_E05, P9078_E06, P9078_E07, P9078_P01, P9078_P02, P9078_P03, P9078_P04, P9078_P05, P9078_P06, P9078_P07, Engineers Report ref: 25433 dated June 2017, Planning Heritage and Design Statement ref 17017, Cover Letters ref: 17017 dated April and June 2017 and, Photos, Heritage Impact Assessments dated June 2017.

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

Conditions and Reasons:

- 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P9078_00, P9078_E01, P9078_E02, P9078_E03A, P9078_E04A, P9078_E05, P9078_E06, P9078_E07, P9078_P01, P9078_P02, P9078_P03, P9078_P04, P9078_P05, P9078_P06, P9078_P07, Engineers Report ref: 25433 dated June 2017, Planning Heritage and Design Statement ref 17017, Cover Letters ref: 17017 dated April and June 2017 and, Photos, Heritage Impact Assessments dated June 2017

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

Informatives:

- 1 Reason for granting:

The application site is located at the corner of Frogmal Lane and Bracknell Gardens within the Redington and Frogmal Conservation Area and consists of three mansion blocks dating from the 1920s/30s.

The application proposes the removal of the existing coal lifts and adjacent balcony railings and the installation of new balcony railings to match the existing.

The coal lifts are located on the rear elevation of the blocks adjacent to the balconies to the flats and are therefore not highly visible. The buildings are not identified in the CA Statement as making a positive contribution to the character and appearance of the conservation area. The coal lifts are no longer functional, they are in a poor condition and the costs of refurbishing them would be high.

The coal lifts are an interesting historic feature of these buildings. However, the removal of the lifts would not harm the character and appearance of the building or conservation area. The replacement balcony railings would match the existing balcony railings and would harmonise with the character and appearance of the building. Policy DP24 supports the retention of architectural features if their loss would harm the building by eroding its detailing. However it is considered that the buildings have limited current architectural merit and the proposed enlargement of the balconies in place of the coal hoists would be sensitive to the existing materials and would not harm the appearance of the buildings if the character of the conservation area. A photographic record of the lifts has been made and an informative would seek to have the record deposited with the local archive.

The development would not result in an amenity impact on existing residents and the new wider balconies would increase the amount of external amenity space.

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.

The planning history of the site was taken into account when coming to this decision. 1 objection and 12 letters of support were received from local residents which have been taken into account.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies A1, D1 and D2 of the Camden Local Plan Submission Draft. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

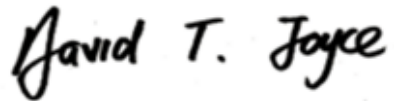
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.
- 4 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.
- 5 Photographic recording of the coal lifts as stated in the submitted Heritage Statement by Portico Heritage dated June 2017 shall be lodged with the London Metropolitan Archive and Camden Local Studies and Archive Centre.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning