

Application ref: 2018/4812/P
Contact: Matthias Gentet
Tel: 020 7974 5961
Date: 23 January 2019

Development Management
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Matt Phillips
Flat 2
Ladywell Court
22 East Heath Road
London
NW3 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
Ladywell Court
22 East Heath Road
London
NW3 1AH

Proposal:

Installation of 3no juliet balconies to existing living room sash windows at 1st floor level.

Drawing Nos: Birds Eye View; Site Location Plan; Proposed Elevation AA; Example of Style of Juliet Balcony - Photo; Juliet Railing 1 - Details; Proposed Juliet Balconies Foundation Plan; SO 3093 - Part Elevation/Part Floor Plan.

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: Bird's Eye View; Site Location Plan; Proposed Elevation AA; Example of Style of Juliet Balcony - Photo; Juliet Railing 1 - Details; Proposed Juliet Balconies Foundation Plan; SO 3093 - Part Elevation/Part Floor Plan.

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

- 4 The metal Juliette balconies hereby approved must be painted black.

Reasons: 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 Reason for granting permission:

The proposal is seeking the addition of 3no metal Juliette balconies to the rear first floor windows, measuring approximately 1.05m in height by 1.47m in width, and would be affixed to the facade of the building. The balconies would occupy no more than one third of the entire windows' height.

The proposal, in terms of size, design, location and material to be used is considered to be acceptable as it would have a minimal impact on the aesthetic of the property. The proposal would preserve the character and appearance of the host and adjacent buildings, the conservation area and the rear streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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.

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 policies of the Draft London Plan 2017 (As Applicable); and the National Planning Policy Framework 2018.

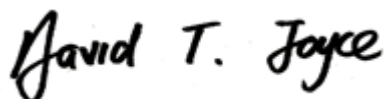
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning