

Application ref: 2019/0282/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 7 March 2019

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

GVA
65 Gresham Street
London
EC2V 7NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bracknell Gate
Frogna Lane
London
NW3 7EA

Proposal:

Replacement of 3x existing balconies at the first, second & third floors on Block C with an increased depth of 600mm.

Drawing Nos: Survey Plan 1; Ground Floor Plan 2; First Floor Plan 3; Second Floor Plan 4; Third Floor Plan 5; Elevation 6; Details 7; Details 8; Details 9A.
Structural Engineers Letter prepared by Versi Associates Ltd dated 10/10/2018.

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:
Survey Plan 1; Ground Floor Plan 2; First Floor Plan 3; Second Floor Plan 4; Third Floor Plan 5; Elevation 6; Details 7; Details 8; Details 9A.
Structural Engineers Letter prepared by Versi Associates Ltd dated 10/10/2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The replacement of 3x existing balconies at the first, second & third floors on Block C with an increased depth of 600mm is considered appropriate in terms of its design, proportions and materials. The proposed new railings would be galvanised steel, painted black, in keeping with the host building. Due to the L-shaped form of the building, and the position of the balconies to the rear of the property, the changes would not be visible from the street. The proposed works would serve to preserve or enhance the character and appearance of the conservation area and would not have an adverse impact on the setting of the nearby listed church.

The proposed alteration would not cause significant harm to the residential amenities of any neighbouring occupier.

A site notice was displayed. A comment was received prior to making this decision, which is addressed in the consultation summary. The site's planning history was taken into account in coming to this decision.

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 and s.72 of The Planning (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 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 2019.

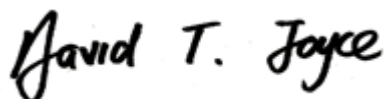
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 2019.

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