

Application ref: 2018/3076/P
Contact: Nora-Andreea Constantinescu
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Development Management
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Alistair Grills Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
24 Belsize Lane
London
NW3 5AB

Proposal: Details and samples of the front boundary wall and railings (to wall, stairs and Juliet balcony) as required by condition 4 of planning permission 2017/6969/P dated 30/06/2018 for External alterations including, demolition of existing two storey rear extension and erection of enlarged two-storey rear extension, excavation works to extend existing basement level to the rear, replacement of all external windows, installation of 3 x conservation rooflights and alterations to front and rear garden areas including replacement of front timber fence with brick wall, iron railings and gate.

Drawing Nos: 1216 829; 1216 830; 1216 831; Brick sample.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting permission:

Condition 4 requires details of the front boundary wall and railings to the front and rear of the property, in order to safeguard the appearance of the premises and the character of the immediate area.

A sample of the brick to be used for the front boundary wall has been sent to the

Council's offices. The brick would be reclaimed yellow London stock brick to match the existing building, the same type as the one proposed for the rear extension, which is considered acceptable.

The front enclosures of the properties along Belsize Lane vary from timber fences, to a mix of timber and brick, to traditional iron railings and bricks. The proposal includes the provision of black iron railings on top of the low brick boundary wall. The railings would be of 20mm width with a distance of 120mm in between, and decorative spikes on top. The details provided demonstrate that the proposed boundary wall and railings would preserve the character and appearance of the host building, streetscene and wider conservation area.

Details have been provided in relation to the railings for the Juliette balcony and steps to the rear garden. Both railings would be of 1.1m high with slim bars and 86mm distance inbetween. The details provided are considered sufficient to demonstrate that due to their design and appearance, they would preserve the character and appearance of the host building and rear extension proposed.

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.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the details provided are considered sufficient to safeguard the appearance of the premises and the character of the immediate area in general accordance with policies D1 and D2 of London Borough of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

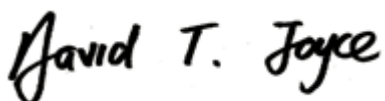
- 2 You are advised that condition 7 of parent planning application 2017/6969/P dated 30/06/2018 is still outstanding.

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