

Application ref: 2019/1267/P
Contact: Obote Hope
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Date: 8 May 2019

Development Management
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Guy Stansfeld Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Ainger Road
London
NW3 3AH

Proposal: Alterations to the front boundary treatment including the Installation of cast iron railing, with pedestrian access gate and installation of guard rails along the front steps.

Drawing Nos: GSA952, GSA952EX100, GSA952PL101, GSA952EX101, GSA952EX102, GSA952PL102, GSA952EX103, GSA952PL103 and GSA952PL200-D&A Statement. 1

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

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 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 GSA952, GSA952EX100, GSA952PL101, GSA952EX101, GSA952EX102, GSA952PL102, GSA952EX103, GSA952PL103 and GSA952PL200-D&A Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a four storey terraced property constructed in yellow London stock brick and is painted render at basement and ground floor levels. The front boundary treatment consist of a small metal gate to the bin store with low boundary wall and two rendered posts by the entrance.

The proposal seeks to install handrails alongside the steps leading up to the main entrance, new gate to the existing bin enclosure including new railings and gates to the front of the property. The existing low front wall would be retained and the railings would be mounted on top of the new wall. The proposed railings would be traditional cast iron Victorian railings that would be of a similar design with number 48 Ainger Road and would be painted black to match the neighbours boundary treatment. There are other examples of the boundary treatment that consists of mixture of boundary wall with railings .i.e. no's 48, 47 and 54, which forms part of the terrace.

The new design style and finish would not detract from appearance of the host building and provide better security for current and future occupiers. The proposed arrowhead railings would appear suited to the subject site. The proposed handrail would not represent an alien feature, as they exist at no's 48, 51 and 54 Ainger Road in the same terrace. The proposal would be made of metal and finished in black, including pattern detailing that would be similar to that of the in close proximity to the host building. As such, it is considered that the design of the handrails would enable them to integrate well with their immediate surroundings

Given the nature of the development, through the replacement of the low boundary wall and gate with Metal railings no additional impact on neighbour amenity would arise. The proposed gates would open inwards only, in order to safeguard highway safety.

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

As such, the proposal 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, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer