

Application ref: 2019/2499/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 23 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Hampstead Garden Design
18 Dorchester Gardens
London
NW11 6BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
95 Canfield Gardens
London
NW6 3DY

Proposal:
Details of glass balustrade as required by condition 5 of planning permission 2018/5612/P dated 18/03/2019 for extension of patio into the rear garden, to residential building (Class C3).

Drawing Nos: Hampstead Garden Design cover letter; Layout plan Rev 11.03.19; 95 Canfield Gdns lower garden area Rev 27.03.19; Layout plan Rev 03.04.19; Product specifications Test Report 9699209 Part 1 of 4 Issue 3 Q-Railing Europe GmbH & Co.KG; Balustrade detail - Assembly_Top.

The Council has considered your application and decided to grant permission.
Informative(s):

1 Reasons for granting permission:

Condition 5 requires details of the glass balustrade surrounding the extended patio and steps into the rear garden.

The existing rear patio area and steps are surrounded by glass balustrade with thick frames. The proposal would remove the existing one and install a frameless glass balustrade. The balustrade would be located mainly at ground

floor level and would extend down along the steps to the rear garden and lighthwell. Due to its detailed design, the proposed balustrade would preserve the appearance of the host building rear elevation and clear views into the garden.

Furthermore, due to its location at ground floor level and below, and being sited in a large rear garden, the proposed balustrade would not result in a harmful reflective surface, as it would not be seen from any public views and would have limited views from the neighbouring occupiers.

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, it is considered that the information provided is sufficient to demonstrate that the proposed glass balustrade would preserve the character and appearance of the host rear elevation, which is in general accordance with requirements of policies D1 and D2 of Camden Local Plan 2017.

- 2 You are advised that there are no other outstanding conditions in relation to planning permission ref. 2018/5612/P (dated 18/03/2019) that require details to be submitted.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer