

Application ref: 2019/2272/P
Contact: Adam Greenhalgh
Tel: 020 7974 1265
Date: 2 August 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

Pellings LLP
Northside House
Cockfosters Road
Barnet
EN4 9EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Henderson Court
102 Fitzjohn's Avenue
London
NW3 6NS

Proposal:

Installation of replacement balustrades on all floors to internal courtyard and external elevations

Drawing Nos: 510-049A; Existing Ground Floor Plan, Existing First Floor Plan, Existing Second Floor Plan, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Second Floor Plan, Front Elevation, Rear Elevation, Prince Arthur Road Elevation, Internal Courtyard NE Elevation, Internal Courtyard NW Elevation, Internal Courtyard SE Elevation, Internal Courtyard SW Elevation, Design & Access Statement, Balconette Aerofoil Balustrade System specification

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 policies 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 drawings:
510 049A; Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Second Floor Plan, Front Elevation, Rear Elevation, Prince Arthur Road Elevation, Internal Courtyard NE Elevation, Internal Courtyard NW Elevation, Internal Courtyard SE Elevation, Internal Courtyard SW Elevation, Design & Access Statement, Balconette Aerofoil Balustrade System specification.

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission:

The proposal would involve the replacement of all the existing glazed balustrades on a like-for-like basis with identically positioned and sized 1.1m high sanitized glazed balustrades with silver anodised hand rails.

As such, the replacement balustrades are considered to be appropriate to this modern building in size, design and materials and they will not harm the appearance of the building or the character or appearance of the Fitzjohn's Netherall Conservation Area.

Furthermore there would be no harm to the amenities of the occupiers of the site or any surrounding properties.

No comments were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer