

Application ref: 2019/3981/L  
Contact: Joshua Ogunleye  
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Date: 16 October 2019

**Development Management**  
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Wardell Armstrong LLP  
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CF11 9LJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Dunboyne Road Estate**  
**Dunboyne Road**  
**London**  
**NW3 2YY**

Proposal: Installation of external gas pipe apparatus on the elevations of properties in the Dunboyne Road Estate.

Drawing Nos: CA11314-001, CA11314-002, CA11314-003, CA11314-005, CA11314-006, CA11314-007, CA11314-008, CA11314-009, CA11314-010, CA11314-011, CA11314-012, CA11314-012, CA11314-013, CA11314-014, CA11314-015, CA11314-016

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: CA11314-001, CA11314-002, CA11314-003, CA11314-005, CA11314-006, CA11314-007, CA11314-008, CA11314-009, CA11314-010, CA11314-011, CA11314-012, CA11314-012, CA11314-013, CA11314-014, CA11314-015, CA11314-016

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision.

This application properties is a Grade II listed residential estate on the northern side of Dunboyne Road. The Dunboyne Estate is comprised of 6 blocks of low rise 1960s and 1970s blocks on the western side of Southampton Road. The estate was constructed from bright white concrete blocks that have strict geometry which works well with the organic, individually planted gardens.

This application relates to the installation of gas pipe inlets into each flat within the estate. At present, only a limited amount of flats on the estate have access to the gas mains. The application is to introduce new pipework so that all residents have access to a gas supply. This would result in a uniformed layout across properties on each block particularly as some of the existing untidy pipe works would be replaced.

The proposed pipe works through their arrangement and layout would have a more sympathy arrangement on elevations of the host properties. As such it is considered that proposed impact on the host property's character and appearance would be minimal.

The pipe proposed works would be surface mounted, but has been strategically placed so that there is limited visibility. The pipes are run under soffits and alongside windows, with some pipes rising from the ground onto the concrete elevations. The pipes are painted to match the background, which is either black or white, to further reduce the visual impact.

Where some degree the addition of the pipes is regrettable, however access to the gas mains is a reasonable expectation for modern day living. The applicant has ensured that all redundant pipes will be removed before the new pipe work is implemented and all efforts have also been taken to ensure there is minimal visual impact. It is therefore considered that the proposed works would result in

less than substantial harm on the designated heritage asset.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.
- 5 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.
- 6 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)

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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