

Application ref: 2019/3376/P
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Date: 16 October 2019

Development Management
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Wardell Armstrong LLP
2nd Floor
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16 Cathedral Road
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CF11 9LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Dunboyne Road Estate
Dunboyne Road
London
NW3 2YY

Proposal: Installation of external gas pipe apparatus on the front 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 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 policy 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 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:

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.

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 A1, A4, 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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is centered below the text 'Yours faithfully'. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer