

Application ref: 2018/4911/P
Contact: Matthew Dempsey
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Date: 28 October 2019

Development Management
Regeneration and Planning
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William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
62 Pilgrim's Lane
London
NW3 1SN

Proposal: Installation of railings to front boundary and platform for use as refuse bin storage area.

Drawing Nos: Site Location Plan A/01/001, A/02/1103 Rev1, A/02/107Rev1. Design and Access Statement.

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

Conditions and Reasons:

- 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 Site Location Plan A/01/001, A/02/1103 Rev1, A/02/107Rev1. Design and Access Statement.

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

Informatives:

- 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 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.
- 3 Reasons for granting permission:

The proposal to install new black metal railings to the front boundary wall is considered acceptable as the style is considered in keeping with the character of the host property, wider street scene and the Hampstead Conservation Area. The railings shall also help to shield the refuse bins, in the new storage area, from view, and; aid access to the main house which can be blocked by the bins in the current hap-hazard arrangement.

The property anomalously benefits from two separate sets of stairs down to the lower ground floor light-well from the street. One of which will be utilised to create the bin storage area by formation of a street level platform thereby aiding both occupants and waste collection services. The other stair shall be made more accessible and safer by the introduction of a new balustrade.

Due to the minimal scale of the works, the development is not considered to impact upon the amenity of adjoining residential occupiers.

One objection was received in relation to the ownership certificate initially provided, however; the applicant amended their application to account for this. The matter has been duly taken into account prior to making this decision and is considered to have been resolved. The site's planning history has been considered when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 [ERR] 2013.

As such, the development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer