

Application ref: 2019/5691/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 23 December 2019

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KS DESIGN
1 Challney Gardens
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
98 Boundary Road
London
NW8 0RH

Proposal:
Details of condition 4 (Railings) of planning application 2019/2408/P dated 15/10/2019 for 'Change of use to existing basement from retail (Class A1) to Offices (Class B1), creation of front light well, installation of glass roof and alterations to rear door at basement level.'

Drawing Nos: 279.18/001, 279.19/050 and 279.19/051

Informative(s):

1 Reasons for granting permission:

Condition 4 requires details and drawings including sections at 1:10 scale of the approved railings to surround the lightwell before the relevant part of the work is begun to safeguard the appearance of the premises and the character of the immediate area.

Drawings of the sections, details and fixings of all the railings surrounding the front lightwell were provided and are considered acceptable. The proposed railings will be approximately 1.2m high and painted black and would be installed around the front lightwell.

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 2013.

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, the details provided are considered sufficient to safeguard the appearance of the premises and the character of the immediate area and are in general accordance with policies D1 and D2 of London Borough of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 2 You are advised that all conditions relating to planning permission granted on 15/10/2019 ref 2019/2408/P which need details to be submitted, have been approved.

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 faint rectangular stamp.

Daniel Pope
Chief Planning Officer