

Application ref: 2019/5423/P
Contact: Alyce Jeffery
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Date: 29 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Studio 212 Ltd
1 Bromley Ln
Chislehurst
BR7 6LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
Princess Court
74 Compayne Gardens
London
NW6 3RX

Proposal:

Replacement cladding to main entrance; replacement coping to main stair walls; replacement steps to external staircase; installation of external lighting to main entrance.
Drawing Nos: 1601_EX-P_(06)02; 1901_EX_P_(07)_04; 1802_P.-P_(07)_06;
1802_P.-P_(07)_08

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 plans [1601_EX-P_(06)02; 1901_EX_P_(07)_04; 1802_P.-P_(07)_06; 1802_P.-P_(07)_08]

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

Informative(s):

- 1 Reasons for granting permission.

The applicant proposes to refurbish the run down entrance way to the residential block. The existing green marble doorway cladding and grey concrete wall coping would both be replaced with Gaya Grey Veined Limestone, and the Terrazzo landing and steps would be replaced with Zimbabwe Black Granite. An external light fitting would be installed each side of the entrance door, they would measure 158mm x 58mm and would be black stainless steel.

Although officers consider that the existing green marble provide an interest to the building, the proposed replacement materials are considered acceptable in terms of design and materiality, and as such, the proposal is considered to have a neutral impact on the character and appearance of the host building and surrounding South Hampstead conservation area.

Due to the nature and siting of the proposed works, officers do not consider that the development would harm the amenity of neighbouring occupants with regards to loss of privacy, loss of daylight/sunlight, sense of enclosure, noise or pollution.

No representations were received following public consultation. The planning history of the site was taken into account 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 2013.

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

- 2 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.

- 3 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