

Application ref: 2020/0399/P
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Date: 22 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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OPEN London
Mermaid House
2 Puddle Dock
Blackfriars
London
EC4V 3DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Gardnor House
Gardnor Road
London
NW3 1HA

Proposal: Upgrade of existing security and CCTV system, including new CCTV cameras, motion sensors and entry system monitors.

Drawing Nos: (11193-)01 to 05 (inclusive); (19023-)100 rev P2, 101 rev P2, 102 rev P2, 103 rev P2, 104 rev P2, 105 rev P1; Design and Access (with Heritage) Statement (rev 2) from Open London dated July 2020; Security Photo Survey received 17/07/2020.

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: (11193-)01 to 05 (inclusive); (19023-)100 rev P2, 101 rev P2, 102 rev P2, 103 rev P2, 104 rev P2, 105 rev P1; Design and Access (with Heritage) Statement (rev 2) from Open London dated July 2020; Security Photo Survey received 17/07/2020.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal seeks to upgrade existing security and CCTV system by installing cameras, motion sensors and entry system monitors to provide a higher level of surveillance. Any external cabling necessary for CCTV purposes would enter the building directly behind each camera through small, unobtrusive wall openings, using existing openings where possible, and would be run back internally to the basement where existing plant and security apparatus are located.

Most external equipment would replace existing security apparatus located in the same locations and would be sufficiently inobtrusive as not to harm the listed building or character and appearance of the Hampstead Conservation Area. It is noted that a large amount of redundant services would also be removed as part of the proposals and the darker shade of the replacement equipment would serve to minimise visibility. Moreover, the discreet size and positioning of most of the proposed external equipment, along with the difference in levels between the street and the property, would ensure that it is not widely visible from within the public realm or wider Hampstead Conservation Area.

Overall, in terms of the design, size, colour, location and materials, the proposal is considered to preserve the character and appearance of the wider Hampstead Conservation Area, as well as, the special architectural and historic interest of the listed building, in compliance with Council policies and guidance, and is acceptable.

Given the minor nature of the proposals, there are no amenity concerns for neighbouring properties. The proposed external cameras would replace existing cameras which would continue to be directed towards entrance ways within the host property and so would not provide opportunities for invasion of privacy given the absence of views into neighbouring dwellings or the public realm.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, the Draft London Plan (Intend to publish) 2019 and the National Planning Policy Framework 2019.

- 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 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.

- 4 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.

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
Director of Economy, Regeneration and Investment