

Application ref: 2020/5542/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 2 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Pelican Architecture and Design Ltd
192D Campden Hill Road
Notting Hill Gate
London
W8 7TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5-6 Park End
London
NW3 2SE

Proposal: Erection of extension to front first floor balcony and removal of external staircase. Erection of front bin store and cycle stand.

Drawing Nos: 7310/PL-LP Rev.B; 7310/PL-01 Rev.B; 7310/PL-02 Rev.B; 7310/PL-03 Rev.B; 7310/PL-04 Rev.B; 7310/PL-05 Rev.B; 7310/PL-06 Rev.B; 7310/PL-07 Rev.B and 7310/PL-08 Rev.B.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

7310/PL-LP Rev.B; 7310/PL-01 Rev.B; 7310/PL-02 Rev.B; 7310/PL-03 Rev.B; 7310/PL-04 Rev.B; 7310/PL-05 Rev.B; 7310/PL-06 Rev.B; 7310/PL-07 Rev.B and 7310/PL-08 Rev.B.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal will remove the existing external front staircase and replace it with an extended balcony at first floor in a design/material to match the existing and the depth will remain the same. This is considered to improve the front elevation as it reduces external clutter and the staircase no longer obscures the fenestration. It is noted that there is little uniformity across the front elevations of this road.

The proposed front bin store measures 0.8m deep, 2.3m wide and stands at 1.2m high. It will be constructed of timber which is acceptable. The cycle stand near the front entrance was revised to a Sheffield stand which is more secure and highways officers raised no objection.

Overall the development is considered acceptable in terms of its scale, siting and detailed design. The proposal will not detract from the character and appearance of the host building or the wider conservation area.

Given the modest nature of the development in terms of its siting and scale it would not cause an unacceptable loss of amenity with regard to sunlight, daylight, outlook, overlooking, noise or light pollution.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T1 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the Publication London Plan (2020) and of 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 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer