

Application ref: 2020/4736/P
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Date: 17 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Lambert Smith Hampton
United Kingdom House
180 Oxford Street
London
W1D 1NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

West Hampstead Police Station
21 Fortune Green Road
London
NW6 1DR

Proposal:

Replacement of bi-folding gate and pedestrian gate, installation of new railings, removal of timber hinged gate and associated works.

Drawing Nos: 059501-BG-S4-XX-DR-B-0005 rev P01.01, 059501-BG-S4-XX-DR-B-0006 rev P01.01, 059501-BG-S4-XX-DR-B-0001 rev P01.01, 059501-BG-S4-XX-DR-B-0002 rev P01.01, 059501-BG-S4-XX-DR-B-0003 rev P01.01, 059501-BG-S4-XX-DR-B-0004 rev P01.01

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 policy D1 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: 059501-BG-S4-XX-DR-B-0005 rev P01.01, 059501-BG-S4-XX-DR-B-0006 rev P01.01, 059501-BG-S4-XX-DR-B-0001 rev P01.01, 059501-BG-S4-XX-DR-B-0002 rev P01.01, 059501-BG-S4-XX-DR-B-0003 rev P01.01, 059501-BG-S4-XX-DR-B-0004 rev P01.01

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

Informative(s):

- 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 Reasons for granting permission:

The proposal includes the replacement of bi-folding gate and pedestrian gate, installation of new railings, removal of timber hinged gate and associated works at the southeastern corner of the site. The purpose of the proposed development is to ensure that the site meets current security requirements for the Police Station.

The replacement gates would have the same height, width, ground clearance and location as the existing gates. The replacement gates would be made of steel and finished in powder coated blue to match existing. Longer railings would be installed on the low level walls on either side of the bi-folding gate. The material, colour and design of the railings would be identical to existing. The existing timber hinged gate in front of the bi-folding gate would be removed as it is no longer needed. Given the minor nature of the works and similar appearance to the existing situation, it is considered that they would be in keeping with character and appearance of the host building and locality and acceptable in design terms.

By virtue of the nature, scale and location of the works, the proposed development is not considered to cause any additional impacts on the amenity of adjoining residential occupiers.

The gates are located entirely within the site boundary and have no impact on the operation of public highway.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C5 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the NPPF 2019.

- 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 blue rectangular background.

Daniel Pope
Chief Planning Officer