

Application ref: 2020/5642/P
Contact: Nathaniel Young
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Date: 20 May 2021

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

LBMVarchitects
72 Haverstock Hill
London
Nw3 2BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**12A Lancaster Grove
London
NW3 4NX**

Proposal:

Erection of a rear balustrade at ground floor level

Drawing Nos: A1000 Rev 03, A1001 Rev 03, A1002 Rev 03, A1003 Rev 03, A1004 Rev 03, A1005 Rev 03, A1006 Rev 03, A1007 Rev 03, A1008 Rev 03, A1009 Rev 03, A1010 Rev 03, A2000 Rev 04, A2001 Rev 04, A2002 Rev 04, A2003 Rev 04, A2004 Rev 04

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

A1000 Rev 03, A1001 Rev 03, A1002 Rev 03, A1003 Rev 03, A1004 Rev 03, A1005 Rev 03, A1006 Rev 03, A1007 Rev 03, A1008 Rev 03, A1009 Rev 03, A1010 Rev 03, A2000 Rev 04, A2001 Rev 04, A2002 Rev 04, A2003 Rev 04, A2004 Rev 04

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

Informative(s):

1 Reasons for granting permission:

The proposed timber balustrade is considered to be acceptable in terms of design. There would be no notable increase in mass (replacing a larger timber trellis) and it would complement its garden setting. The balustrade would be positioned to the rear of the host property and would not be readily visible from the street scene, as such, the character and appearance of conservation area would remain preserved.

It is not considered there would be any significant detrimental impact to residential amenity. It would not be located in close proximity to neighbouring habitable windows and would not afford views which would result in an undue loss of privacy. Views would look out towards the rear ends of the gardens to the rear of the site and not towards any neighbouring windows. Views to either side (towards neighbouring properties) would be restricted by timber fencing and planting.

No objections were received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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).

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