

Application ref: 2021/1966/P
Contact: John Sheehy
Tel: 020 7974 5649
Email: John.Sheehy@camden.gov.uk
Date: 13 September 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

Wardell Armstrong LLP
2nd Floor
Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**125 - 139 Broadhurst Gardens
London
NW6 3BJ**

Proposal:

Retention of external gas pipe apparatus (retrospective).

Drawing Nos: CA12129-001 A, CA12129-002 A, CA12129-003 A, CA12129-004 A,
CA12129-005 A

The Council has considered your application and decided to grant permission subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the following approved plans: CA12129-001 A, CA12129-002 A, CA12129-003 A, CA12129-004 A, CA12129-005 A

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a four storey with basement mansion block on the

south side of Broadhurst Gardens in South Hampstead Conservation Area which is identified in the Conservation Area Appraisal as a positive contributor.

Slim gas pipes have been installed, emerging at lower ground floor and running up both gables to second floor level.

The pipes are set back from the street front in relatively secluded locations behind chimney stacks. They are narrow in diameter and painted black. They are discreet additions that integrate successfully with the building.

The pipes cause no harm to neighbours in terms of sunlight, daylight or outlook. The Council's Environmental Health team have commented on the proposal and not raised any concerns in relation to the works.

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.

A site notice was displayed and a press notice was published and local groups were consulted. No objections were received prior to the determination of this application.

The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The works also accord with the London Plan 2021 and National Planning Policy Framework 2021.

- 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 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).
- 4 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.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer