

Application ref: 2021/3749/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
Date: 18 November 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

ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3 and Flat 19
Alexandra Mansions
347 West End Lane
London
NW6 1LU

Proposal:

Replacement balconies to front elevations of Flat 3 and Flat 19.

Drawing Nos: Planning, Design, Access and Heritage Statement dated 30 July 2021,
Site Location Plan, 330-EX-01, 330-PR-01 Rev A, 330-EX-02, 330-PR-02 Rev A

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 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 Planning, Design, Access and Heritage Statement dated 30 July 2021, Site Location Plan, 330-EX-01, 330-PR-01 Rev A, 330-EX-02, 330-PR-02 Rev A

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application site comprises of two flats within a four-storey mansion block of flats, located on the eastern side of the road facing West End Green. The mansion block is constructed of red brick with stone detailing and it is defined as making a positive contribution to the character of the West End Green Conservation Area within the Appraisal and Management Strategy.

The proposal seeks to replace the balconies due to the collapse of the original balconies, with a reinforced steel concrete balcony platform which will be marginally thicker than the original. The balconies are referred to within the appraisal as 'inventive' and therefore the preservation of the detailing and re-use of the materials for the metal balustrades and handrails and decorative features of the corbels should be refurbished and maintained where possible.

The proposed replacement balconies and corbels are considered to be of an appropriate design as the existing decorative metal balustrades and handrails will be reused. They would result in repaired and strengthened structures which would maintain the integrity of the balcony structure, which are identified as the architectural features of the host building. Following officer advice, the replacement corbel supports will be retained as stone and they are considered to be appropriate for this historic building. As such, the replacement balconies and corbels would preserve and enhance the character and appearance of the host building and the surrounding West End Green Conservation Area.

Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. This includes factors such as loss of privacy, outlook, impacts on natural light, and artificial light spill. As the proposals seek to replace the existing balconies in order to strengthen them, the proposals would be of no greater detriment to the privacy of the surrounding properties than the existing arrangement.

No comments have been received prior to the determination of this application. The sites' planning history was taken into account when making this decision.

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 proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 (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 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer