

Application ref: 2021/4488/P  
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Date: 3 May 2022

**Development Management**  
Regeneration and Planning  
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26c George Street  
St Albans  
AI3 4ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1 Hampshire Street  
London  
NW5 2TE**

Proposal:

Details of balustrades required by condition 3 of planning permission 2017/2883/P dated 24/04/2019 (for Redevelopment of the site to provide 4 storey building with 334 sqm of commercial floorspace and 16 residential units with terraces at front and rear following demolition of existing photographic studio).

Drawing Nos: CONTINOX LTD. - BALUSTRADE DRAWINGS - 1 HAMPSHIRE STREET Rev 1 (pages 1-5); PROPOSED REAR ELEVATION (South) drawing number 513 P.02; London Balconies Glass; PROPOSED FRONT ELEVATION (North) drawing number 510 P.06

The Council has considered your application and decided to grant permission.

Informative(s):

#### 1 Reasons for granting approval-

Detailed drawings of the balustrades to the front balconies and rear deck access have been submitted. The balconies on the front elevation would have metal railings with a functional and unfussy appearance. At the rear, the deck access to the upper floors would have a glazed balustrade rather than railings.

The deck provides the escape route from the flats in the case of fire. The fire regulations (BS9991) require balconies providing a single direction of escape to have an imperforate balustrade, as this prevents smoke from a balcony impeding escape on the balconies above. This requirement results in the proposed choice of a glazed balustrade, rather than metal railings, for the rear deck access.

The Council's urban design officer has reviewed the drawings and the proposed balustrades are considered to safeguard the appearance of the premises and character of the immediate area.

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

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policy D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (samples of facing materials - limestone cladding), 10 (report detailing the remediation prior to occupation), 18 (Building Regulations Part M4(2)) and 19 (Building Regulations Part M4 (3)(2a)) of planning permission granted on 24/04/2019 ref: 2017/2883/P are outstanding and require details to be submitted and approved.

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



Daniel Pope  
Chief Planning Officer