

Application ref: 2022/0966/P
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Development Management
Regeneration and Planning
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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:

Falmer House
35 Belsize Park
London
NW3 4DY

Proposal:

Restoration of the existing gas supply via the installation of external gas pipe apparatus to the south west side elevation (retrospective)

Drawing Nos: CA12446-001, CA12446-002, CA12446-003, CA12446-004, CA12446-005, 'Cadent Gas Ltd - Falmer House, 35 Belsize Park, Camden, Design and Heritage Statement - March 2022 v1.0' by Wardell Armstrong.

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: CA12446-001, CA12446-002, CA12446-003, CA12446-004, CA12446-005, 'Cadent Gas Ltd - Falmer House, 35 Belsize Park, Camden, Design and Heritage Statement - March 2022 v1.0' by Wardell Armstrong.

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

- 3 All new external work shall be retained 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the retrospective installation of external gas pipe apparatus to the southwest facing elevation and the southeast facing return elevation of Falmer House. The works to the building were reactive due to the necessary removal of the gas supply from the affected units following a gas leak. Gas pipes have been installed on the rear façade to maintain the well-being of the residents who use gas daily for heating, cooking and hot water. A replacement gas riser scheme that is installed to the exterior of the building provides a lower risk solution in term of resident's safety.

In terms of detailed design, where gas riser pipework is adjacent to brickwork, a black painted finish to match the existing downpipes and also the black balustrades of balconies to the front of the building has been applied. The pipes are installed to the side/rear elevations rather than principal street facing elevations, and have also been installed with fixings to the mortar rather than brickwork to ensure they are reversible and easily removed in the future if necessary.

Although the addition of external pipework does have an impact on the material appearance of the building, it is considered necessary in terms of the safe functioning of the dwellings, and the detailed design has ensured minimal impact on the host building, view from public realm and the wider conservation area. The installations to the building have been carefully considered in respect to the applicable gas industry standards and to minimise the extent of pipework necessary to serve each unit. The proposal is not considered to harm the host building or wider conservation area, being confined to the side elevation and coordinated in finish with the existing features of the host building.

In terms of amenity to neighbours, the works are of minimal impact and there is no negative impact expected in terms of loss of light, outlook or privacy.

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.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. 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 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.
- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer