

Application ref: 2023/2541/P
Contact: Fast Track GG
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Date: 28 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Tanza Road
London
NW3 2UA**

Proposal:

Erection of metal railings above existing front boundary walls and between existing brick piers, and installation of metal entrance gate.

Drawing Nos: Site Location Plan; E-001A; P-001AA; Design and Access Statement dated May 2023; email from Christopher Wickham dated 10 November 2023 (Maintenance Plan).

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: Site Location Plan; E-001A; P-001AA; Design and

Access Statement dated May 2023.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 All soft landscaping works detailed in this permission shall be carried out in its entirety in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. All soft landscaped shall be maintained in accordance with the maintenance plan hereby approved. Any planting which, within a period of 5 years from the completion of the development, dies, is removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

This building is described as a building which makes a positive contribution to the South Hill Park Conservation Area in the South Hill Park Conservation Area Appraisal. It is described that "the low walls alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings."

The proposal seeks to erect metal railings above existing front boundary walls and between existing brick piers as well as install a metal entrance gate.

It appears that alteration to the front boundary wall has already taken place however it looks like the wall is unchanged and the height remains the same. The only difference appears to be that the coping has been rendered.

Following our advice and to overcome our concern, a revision was received to add a hedge as well as the proposed railings in order to preserve the verdant character as mentioned in the Conservation Area Appraisal. Proposed planting details which include species, location, spacing and height of the planting as well as a maintenance plan have also been submitted to the satisfaction of officers. This has the added benefit of enhancing biodiversity. A condition has been attached to the decision in this regard.

The proposed addition of railings and metal entrance gate is considered to be a minor adjustment, and would not result in harm to the character or appearance of the Conservation Area. The proposed work would closely align with that of the neighbouring property at No. 3 and similar boundary treatments in the nearby area.

Overall therefore, the proposed boundary treatment is considered to be sympathetic to the existing appearance of the host property in terms of design, location, size and materials, and would preserve the character and appearance of the building, streetscene and South Hill Park Conservation Area, and as such, is acceptable.

Due to the nature of the proposed works they are not considered to result in harm to the amenity of neighbouring occupants.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park 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 A1, A3, D1 and D2 of the Camden Local Plan 2017, as well as 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer