

Application ref: 2023/2709/P
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Date: 19 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Boyer Planning
2nd Floor
24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Coach House
3A Upper Park Road
London
NW3 2UN

Proposal:

Demolition of brick wall and addition of new solid timber fence above the existing brick wall along the northern boundary, replacement fence above existing brick wall along western boundary and new solid timber fence to infill the section along the western boundary.

Drawing Nos: 001 P1, 002 P1, 003 P1, 004 P1, 100 P1, 110 P1, 150 P1, 300 P1, 310 P1, 312 P1, Cover Letter 30th June 2023, Arboricultural Method Statement 01/03/2024, CCL 11774 Rev 1, Tree Schedule.

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 001 P1, 002 P1, 003 P1, 004 P1, 100 P1, 110 P1, 150 P1, 300 P1, 310 P1, 312 P1, Cover Letter 30th June 2023, Arboricultural Method Statement 01/03/2024, CCL 11774 Rev 1, Tree Schedule.

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 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement and Tree Protection Plan ref. 117744 dated 1st March 2024 by Crown Arboricultural Consultants. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a two storied semi-detached dwelling (coach house) located on the northern site of Upper Park Road and a small section of land forming part of the Troyes House development located at Lawn Road which is currently in Council's ownership. The site is within the Parkhill Conservation Area and no listed buildings are affected.

The proposed development involves the demolition of brick wall and addition of new solid timber fence above the existing brick wall along the northern boundary, replacement fence above existing brick wall along western boundary and new solid timber fence to infill the section along the western boundary. The erection of proposed fencing will secure the section of land currently in Council's ownership within the private rear garden of 3A Upper Park Road.

The wall to be demolished currently separates the two subject sites, and Council's conservation team have not raised any concerns surrounding its demolition from a conservation perspective. The proposed fencing would be timber, which is an appropriate material in this context. The proposed fencing

would be continuation of the existing fencing, its height would match that of the adjacent existing fence, it is not located on a primary elevation, is away from other residential buildings and would not block views to the main building. The proposal is considered to preserve the character and appearance of the Parkhill Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character and 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.

Given the nature, location and scale of proposed works, it is not considered that the proposal would result in any unacceptable amenity related effects with respect to the likes of privacy, overlooking, outlook, or daylighting.

An arboricultural method statement has been provided which has been reviewed by Council's Tree and Landscape Officer who has confirmed that the impact of the scheme on trees to be retained is of an acceptable level and that the tree protection details are considered sufficient to demonstrate the trees will be adequately protected in accordance with BS5837:2012. A condition has been included requiring the installation of tree protection measures.

No objections were received prior to making this decision. The Parkhill CAAC responded confirming that they have no comments on the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, 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 2023.

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer