

Application ref: 2024/0483/P
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Date: 22 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DVM Architects Ltd
4A
Murray Street
London
NW1 9RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 St Alban's Road
London
NW5 1RD

Proposal:
Erection of new front boundary wall comprising oak pickets on red brick low wall.

Drawing Nos:
Site Location Plan 1304-01, 1304-02, 1304-04, 1304-03, 1304-13, 1304-14, Design
and Access Statement (DVM Architects Ltd 06/02/24).

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 1304-01, 1304-02, 1304-04, 1304-03, 1304-13, 1304-14, Design and Access Statement (DVM Architects Ltd 06/02/24).

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 and Policies DC1, DC2, and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves alterations to the front boundary treatment, namely the removal of the existing close boarded fence and the erection of a low-level brick wall with natural oak picket fence above, and a new oak picket fence.

The removal of the existing non-original close boarded fence is welcomed as it is an unsympathetic feature within the conservation area. The proposed boundary would feature a low-level red brick wall which would be sympathetic to the prevailing appearance of front boundaries within the conservation area and would use materials typical to the area. The picket fence above and new picket gate would also feature traditional materials and in conjunction with the wall, would create a more sympathetic front boundary treatment. The wall would also screen the bin storage area which is welcomed. Overall, it would improve the appearance of the property and preserve the character and appearance of the conservation area.

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.

Due to the nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The gate would be inwards opening so as not to create an obstruction to pavement users.

No objections have been received prior to making this decision. 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, D1, D2, and T1 of the London Borough of Camden Local Plan 2017 and Policies DC1, DC2, DC3, and TS1 of the Dartmouth Park Neighbourhood Plan 2020. 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 2023.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer