

Application ref: 2023/5063/P  
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**Development Management**  
Regeneration and Planning  
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Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Hillcrest Estates  
5 Grove Road  
Bristol  
BS6 6UJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**50 Priory Road  
London  
NW6 3RE**

Proposal:

Installation of black metal railings on top of existing low brick walls and new black metal gates to front boundary on Priory Road, including raising height of central entrance piers (part retrospective).

Drawing Nos: Site location plan; (DB/24035/-)001, 002, 004; Sheet 1 (dated 04/10/2019); Method statement from Hillcrest Estates dated 08/03/2024.

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; (DB/24035/-)001, 002, 004; Sheet 1 (dated 04/10/2019); Method statement from Hillcrest Estates dated 08/03/2024.

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.

Informative(s):

- 1 Reason for granting planning permission:

The proposal involves the installation of black metal railings on top of an existing low brick boundary wall fronting Priory Road and the addition of two new black metal gates. Planning permission is also sought retrospectively for works already carried out to raise the heights of two brick piers on either side of the main pedestrian street entrance.

The Priory Road Conservation Area Statement notes that front boundaries within the conservation area are predominantly formed of walls, either with railings or hedges. Guidance P28 of the Statement requires that all development should ensure that the existing style of boundaries are generally retained and that the green character of streets are preserved.

The proposed design, materials and colour would be in keeping with the nature and character of existing front gardens and boundary treatments in the street in accordance the above guidance. As such, there would not be any noticeable difference in appearance to the front boundary of the host property, particularly given the only marginal increase in height, simple design of railings and gates, and the prevailing openness and green character of views of the front garden space that would be retained.

Importantly, the submitted drawings also confirm that the proposed new section of railing positioned nearest to a boundary pier of the adjacent Grade II listed St. Mary's Church, would be supported without the need for any fixing or attachment to the listed pier. As such, the proposal would not be harmful to the special architectural significance and historic interest of the adjacent listed church building or its setting.

Overall, therefore, the proposal is considered to respect the appearance of existing boundaries fronting the host and neighbouring properties such that the character of the streetscene and wider Priory Road Conservation Area is preserved.

There are no amenity concerns as a result of the proposal given the minor nature of the alterations to an existing boundary at the front of the property.

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 Priory Road Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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](http://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-planning-decision.](https://www.gov.uk/appeal-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 centered on the page.

Daniel Pope  
Chief Planning Officer