

Application ref: 2024/2861/P
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Date: 15 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Whymark & Moulton Chartered Surveyors
14 Cornard Road
Sudbury
Suffolk
CO10 2XA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Skardu Road
London
NW2 3ER

Proposal: Erection of boundary fence.
Drawing Nos: 24/041 - 02

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: 24/041 - 02.

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

Informative(s):

1 Reasons for granting permission:

The proposal is for the erection of a 1.5 metre high timber close boarded fence with concrete posts on the western boundary of 2 Skardu Road. There is currently a brick wall on site and a section of this is at risk of collapse.

The property is not listed and is not within a conservation area. It is the end property on the north side of Skardu Road and is divided into flats. The boundary wall adjoins an access path serving properties to the west of the application site. Although the loss of the brick wall is regretted it is not considered that its replacement with a timber fence will unduly impact on the visual amenity of the surrounding area.

The design of the proposal is considered acceptable and would not harm the character or appearance of the host property or the wider area. The proposed works due to their nature, materials, and design, are not considered to cause any detrimental impact on visual amenity of the property or street scene and are therefore considered to comply with policies A1 and D1 of the Camden Local Plan.

One objection was received prior to making this decision from a resident of 2 Skardu Road who objected due to only wanting a section of the brick wall to be repaired and not the whole wall. This point is noted however this is a civil matter between the owners of the wall and the residents and is outside of the planning remit.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Minor application.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 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 2023.

You can find advice about your rights of appeal at:

<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



Daniel Pope
Chief Planning Officer