

Application ref: 2024/2681/P
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Date: 23 August 2024

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Regeneration and Planning
London Borough of Camden
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Markus Navander
5 Priory Road
London
NW6 4NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Priory Road
London
NW6 4NN

Proposal:
Installation of automated, bi-fold driveway gates and a pedestrian gate to front boundary.

Drawing Nos: Site location plan; 16866; Email from Markus Navander (applicant) dated 18/07/2024.

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; 16866; Email from Markus Navander (applicant) dated 18/07/2024.

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 comprises the installation of automated, bi-fold driveway gates and a pedestrian gate to the front boundary, including works to raise the heights of two brick piers on either side of an existing opening providing access to the street. The opening methods of the gates would be contained within the property and would not open outwards onto the public highway.

The height and design of the proposed gates are noted as closely matching railings in situ at the adjacent property (no. 3 Priory Road). The proposal is also noted as likely re-introducing the appearance of railings to the front of the property (though in the form of railed gates in this particular case) that may have been removed during World War II as part of the war effort.

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

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 would be preserved.

There would be no net increase in the number of vehicles using on- or off-street parking as a result of the application given that the proposal relates to an existing off-street parking space that would remain unchanged and dropped kerb vehicular access to the road which is already in place.

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, D2 and T1 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) 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