



Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

FAO: Ms. Connie Petrou

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlpplanning.com

nlpplanning.com

Date 17 August 2012
Our ref 12998/DG/GL/JJ/2899752v1
Your ref

Dear Sir/Madam

LB Camden: No. 62 Elsworthy Road, London, NW3 3BU: Certificate of Lawful Development

On behalf of our client, St James's Real Estate Holdings Ltd, please find enclosed an application for a Lawful Development Certificate for new boundary fencing to the front, rear and east of 62 Elsworthy Road, NW3 3BU.

The application, submitted via the Planning Portal (ref. PP-02148151) comprises the following documentation:

- Lawful Development Certificate Application form (signed and dated);
- Plans and drawings (see Appendix 1 for drawing list); and
- Email correspondence with Council officer (see Appendix 2).

A cheque made payable to the London Borough of Camden for the relevant application fee of £75 has been forwarded to the Council under separate cover.

Background

A Section 73 application was submitted on 24 May 2012 (ref. 2012/2717/P) for the variation of condition 2 of planning permission ref. 2012/1074/P. On 20 July 2012 this application was refused.

Following this refusal, we have spoken to the Council who have confirmed that the property retains Permitted Development Rights (see Appendix 2). In this email Sally Shepherd confirmed that a fence up to 1m high next to a highway and 2m high along other boundaries could be erected without the need for planning permission.

As a result we are applying for a Lawful Development Certificate to enable the erection of a boundary fence, 1m tall at the front of the property which faces onto Elsworthy Road and 1.6m tall at the rear and east boundaries.



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Please find enclosed elevation drawings which show the extent of the proposed fencing.

We trust that the information provided in this letter is acceptable and you have all the information necessary to validate and determine this application. We will contact you shortly to confirm this. Should you have any questions during the determination period, please do not hesitate to contact either me or my colleague David Gavin at this office.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Jaulim', with a long, sweeping horizontal line extending to the right.

James Jaulim
Planner

Copy Mr Andrey Shachkov – St. James's Real Estate Holdings (by email).



Appendix 1 –Proposed Drawing Schedule

Drawing Title	Approved Drawings (Ref. 2012/1074/P)
Existing Plans (1:100 @ A3 unless stated)	
Site Plan (1:1250 @ A3)	1118_98_001
Block Plan (1:500 @ A3)	1118_98_011
Existing Ground Floor Plan	1118_98_101
Existing Roof Plan (1:200 @ A3)	1118_98_104
Existing Rear Elevation	1118_98_201
Existing East Elevation	1118_98_202
Existing West Elevation	1118_98_203
Existing Street Elevation	1118_98_204
Proposed Plans (1:100 @ A3 unless stated)	
Proposed Boundary Plan (1:200 @ A3)	1118_00_110 C
Proposed Front Elevation	1118_00_200 E
Proposed West Elevation	1118_00_201 B
Proposed Rear Elevation	1118_00_202 D
Proposed East Elevation	1118_00_203 C
Proposed Boundary Elevation (Front)	1118_00_600
Proposed Boundary Elevation (West)	1118_00_601
Proposed Boundary Elevation (Rear)	1118_00_602
Proposed Boundary Elevation (East)	1118_00_603
Proposed Boundary Elevation (Front Gates)	1118_00_100 D
Proposed Boundary Elevation (Front Gates)	1118_01_600



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Appendix 2: Correspondence with Camden Council

James Jaulim

From: Grant Lock
Sent: 17 August 2012 15:41
To: James Jaulim
Subject: FW: ENQUIRY REF: 05984 - Permitted Development Rights - No. 62 Elsworthy Road [NLP-DMS.FID180941]

**Grant Lock
Senior Planner**

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlpplanning.com

nlpplanning.com

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 Think of the environment. Please avoid printing this email unnecessarily.

From: Shepherd, Sally [mailto:Sally.Shepherd@camden.gov.uk]
Sent: 06 August 2012 11:44
To: Grant Lock
Subject: RE: ENQUIRY REF: 05984 - Permitted Development Rights - No. 62 Elsworthy Road [NLP-DMS.FID180941]

Dear Grant,

Thank you for your email, please accept our apologies for the delay in providing you with a response.

I can confirm that the property is not covered by an Article 4 Direction. Permitted development rights would apply as long as the property is a single dwelling house.

Alterations to the boundary would fall under Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which you have interpreted correctly.

Please note that as the property falls within Elsworthy Conservation Area, conservation area consent would be required to **demolish** an existing gate/wall/fence which is higher than 1m next to the highway or 2m if located elsewhere.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Kind regards,

Sally Shepherd

Planning Officer
Planning and Regeneration
Culture and Environment Directorate
London Borough of Camden

17/08/2012

6th Floor, Camden Town Hall, Judd Street, London, WC1H 8ND

Tel.: 0207 974 4672

Visit camden.gov.uk for the latest council information and news



The London Borough of Camden has a waste minimisation policy. Please do not print out this email.

From: Grant Lock [mailto:glock@nlppanning.com]

Sent: 23 July 2012 15:05

To: Planning

Subject: ENQUIRY REF: 05984 Permitted Development Rights - No. 62 Elsworthy Road [NLP-DMS.FID180941]

Dear Sir/Madam,

We have an enquiry in relation to No. 62 Elsworthy Road, an unlisted property located within the Elsworthy Conservation Area. From the Council's records, could you confirm that the property still retains its permitted development rights?

We understand that no Article IV direction applies to the property, and having reviewed the decision notices for the approvals listed at the property on the Council's website (2010/6827/P, 2011/2277/P, 2011/6039/P and 2012/0083/P) none of these appear to withdraw the property's permitted development rights by condition.

Our interest relates to the erection of boundary treatments to the front, sides and rear of the property. We understand that If the property retains its permitted development rights, as appears to be the case, a fence 1m high could be erected along the front boundary (as this is adjacent to the highway), and 2m high along the other boundaries without a need for planning permission.

Could you confirm that this is correct.

Kind Regards,

Grant.

Grant Lock
Planner

Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 4477 / E glock@nlppanning.com

nlppanning.com



This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

Think of the environment. Please avoid printing this email unnecessarily.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

17/08/2012