

Mr B Whymark  
Whymark & Moulton  
20 North Street  
Sudbury  
SUFFOLK  
CO10 1RB

Application Ref: **2011/0509/P**  
Please ask for: **Elizabeth Beaumont**  
Telephone: 020 7974 **5809**

8 April 2011

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

#### **Councils Own Permission Under Regulation 3 Granted**

Address:  
**Castle Road Estate  
Castle Road  
London  
NW1 8SU**

Proposal:  
Erection of fence, pedestrian gate and new ramped access to Prince of Wales Road entrance, erection of a fence, vehicular and pedestrian gate at Castle Street entrance and alterations to footpath and removal of a number of trees to the Castle Road Estate (Class C3).

Drawing Nos: Site Location Plan; 09/013-03 A; 09/013-04 A; GDX5 Lite Door Entry System Specifications; Arboricultural Method Statement Dated May 2009.

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 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 3 By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, the 3 replacement Robinias trees shall be planted on the land in such positions and of such size and species as hereby approved by the Council. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; 09/013-03 A; 09/013-04 A; GDX5 Lite Door Entry System Specifications; Arboricultural Method Statement Dated May 2009.

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

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS5- Managing the impact of growth and development, CS14 - Promoting high quality places and conserving Camden's heritage and CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP16 - Transport implications of development, DP21 - Development connecting to the highway network, DP24 - Securing high quality design and DP26 - Managing the impact of development on occupiers and neighbours. Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The Castle Road estate has specific design considerations which can be addressed by this proposal. The landscaping proposals should improve the quality of life for residents by creating improve sightlines through the estate. The loss of the trees within the estate is considered acceptable subject to the replanting of a number of similar trees. The design of the gates have been revised to reduce any impact on the character or appearance of the estate or the wider streetscene Given the unique location, unsatisfactory design of the estate buildings and the availability of an alternative route, on balance the revised scheme is considered acceptable.

**Disclaimer**

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