

Mr Damon Peddar
22 Refern Road
London
NW10 9LB

Application Ref: **2009/4332/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

8 December 2009

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

Full Planning Permission Granted

Address:
**43-45 Fitzjohns Avenue
London**

Proposal:
Erection of new garden wall and gates to front boundary of a residential (Class C3) building.

Drawing Nos: 090826/01 rev A; 02; 03; 04; 05; 06; 07

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 Notwithstanding railings and gates shown on drawings hereby approved, details including width, colour, spacing and method of fixing, shall be submitted for written approval by the Council prior to the commencement of work on site.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 [general design) and B7 (conservation area) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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 to include the design of all construction foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site; such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction". The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 N8 (trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life), SD6 (amenity), B1 (general design), B3 (alterations), B7 (conservation areas), N8 ancient woodlands and trees, T9B (impact of parking). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 You are advised that the railings should be painted black, and the use of a motif such as shown on the drawings submitted is unlikely to be acceptable as part of an application for approval of details.
- 3 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).
- 4 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 or on the website 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.

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