

Mr Rachel James
RJArchitect
63A Lauriston Road
London
E9 7HA

Application Ref: **2014/7658/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

16 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Mansfield Place
London
NW3 1HS

Proposal:
Installation of timber trellis to front boundary wall [retrospective].
Drawing Nos: Site Location Plan; 102; Design and Access Statement

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 shall be carried out in accordance with the following approved plans Site Location Plan; 102; Design and Access Statement.

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

Informative(s):



1 Reasons for granting permission.

The installation of trellis is considered to be appropriate in terms of location, scale, materials and design and will not harm the character and appearance of the Hampstead conservation area. The slatted timber design creates a permeable boundary treatment, and this overcomes the potential for the negative impacts of loss of light or obstructed views. Constructed to a height of 0.53m, which increases the height of the boundary overall to 2.83m, the trellis is in keeping with the height of adjacent boundaries.

The proposed works are not considered to have any significant harmful impact on the amenity of any adjoining occupiers.

One objection has been received from an adjoining occupier, and is addressed in the consultation summary. The site's planning history has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment