

Mr Katherine Somers
KAS
Flat 4
101 Union Street
London
SE1 0LQ

Application Ref: **2014/7181/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

10 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4A North End
London
NW3 7HL

Proposal:
Installation of automated timber sliding gate to front boundary.
Drawing Nos: Site location plan; 4NE-SITE-L0004; 4NE-SITE- L0003

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 4NE-SITE-L0004; 4NE-SITE- L0003

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed wooden gates are considered to be acceptable in terms of their design and impact on the character and appearance of the host building, a contemporary building built since 2012. With respect to the street scene the site lies within the Hampstead Conservation Area. Although the gates are not traditional in design there are other examples of timber gates within the immediate area and the gates are considered to be no more intrusive in terms of their impact than the host building which they serve.

In terms of highways safety issues, the sliding gate and broad opening will assist highway safety and the gate in itself does not impact on visibility for vehicles entering and existing the site.

There are no impacts on neighbours.

One objection has been received from a nearby occupier objecting on design grounds. This was considered and also the site's planning history was taken into account in coming to this decision.

As such the proposed development is in general accordance with policies CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP24 & DP25 of the London Borough of Camden Local Development Framework Development Policies, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment