

Mr Mark Harrop
Flat A,
3 Arlington Road
London
NW1 7ER

Application Ref: **2015/0012/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

23 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
3 Arlington Road
London
NW1 7ER**

Proposal:

Installation of timber decking and installation of drainage in the rear garden following removal of the existing patio area (Retrospective)

Drawing Nos: Site location plan; Block plan; 010-21; Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition:

Condition and Reason:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Block plan; 010-21; Design and Access Statement

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



Informative:

1 Reasons for granting permission

The proposed timber decking, hard and soft landscaping and the new drainage that have been installed in the rear garden are considered to be appropriately located. The works are considered to be an improvement when compared with the previous uneven concrete paving stones, scrub and lawn area that were located to the rear of the site. As such the proposals are considered to enhance the aesthetic quality of the site. In addition the new planting and drainage system would enhance surface water flow at the site and would also help alleviate the current problem of moisture ingress into the building. Due to the nature of the development the proposals would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, and privacy or add to the sense of enclosure.

The works are located on a minor façade that is not visible from the wider public realm; it is considered that the proposal would not be harmful to the character or appearance of the host building, street scene or the Camden Town Conservation Area.

9 Neighbours were consulted. A site notice was displayed on 16/02/2015, expiring on 06/02/2015, and a public notice published in the local press on 22/01/2015, expiring on 12/02/2015. No objections were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been given 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.66 (LB's) and s.72 (CA's) 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, CS14 and CS15 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment