

Mr Christian Marshall
Christian Marshall Ltd
Mockbeggars House
Church Street
Rudgwick
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RH12 3EH

Application Ref: **2014/4145/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

25 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Thurlow Road
London
NW3 5PD

Proposal: Erection of front garden boundary walls at Thurlow Road and Lyndhurst Terrace elevations plus new brick pier (retrospective); installation of mild steel pedestrian gate and automatic gates to vehicle access; including erection of railings above rebuild boundary walls at Thurlow Road and front garden section of Lyndhurst Terrace elevations as replacement for timber fence.

Drawing Nos: Location plan; and 2013.008.001.B

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

Conditions and Reasons:

- 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 [2013.008.001.B]

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

Informatives:

- 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 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 permission

The proposed works have been part implemented. The boundary walls that enclosed the front garden of the application building have been rebuilt on the Thurlow Road and Lyndhurst Terrace elevations as shown on the submitted drawing (2013.008.001 Rev B). Hard and soft landscaping works have also been carried out within the front garden and railings added to the entrance steps. A new brick pier has also been erected and some of the existing piers repositioned as part of the rebuild works. The main entrance steps to the building have also been refurbished. Neither the proposed railings nor the automatic sliding or pedestrian gates have been erected as indicated on the submitted drawings.

The rebuilt boundary walls match the original height with proposed mild steel railings (300mm height) to be erected above the rebuilt boundary walls on Thurlow Road and Lyndhurst Terrace elevations. The railings would replace timber fencing on the front garden section only on the Lyndhurst Terrace elevation. The part-implemented and proposed works are considered appropriate in terms of design, scale and use of materials. The boundary treatment would not compromise the attractiveness of the front garden or harm the streetscene and is considered not to cause harm to the appearance of the host building or harm the character and appearance of the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation, including a site notice.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.1, 7.2, 7.4, 7.5 and 7.6 of the London Plan 2011 and paragraphs 14, 17 and 56 -66 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