

Mr. Roger Mahoney  
Brodie Plant Goddard  
Holmbury House  
Dorking Business Park  
Station Road  
Dorking  
Surrey  
RH4 1HJ

Application Ref: **2014/7385/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

11 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**St Francis House**  
**Bridgeway Street**  
**London**  
**NW1 1QT**

Proposal:

Extension of existing railings to 2.5m high to create a secure perimeter to the estate with extension of existing brick piers to suit the new fencing height.

Drawing Nos: 3629/PL00; 3629/PL01; 3629/PL02; 3629/PL03; 3629/PL04; 3629/PL05;  
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 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 if in CA] 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 :- 3629/PL00; 3629/PL01; 3629/PL02; 3629/PL03; 3629/PL04; 3629/PL05; Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed extension of the existing railings to 2.5m high and extension of the existing brick piers to the new fencing height would be significant, visually intrusive and a degree of harm to the streetscape would arise from it. However, this accentuates an existing form of boundary treatment using matching materials, the gates and railings allow a degree of permeability and the scale and width of the application site's frontages and buildings can accommodate it. The application site is not listed and the area is not designated.

The current wall and gate heights at the property are over 1 metre and in some instances considerably over and so any limitations in terms of highway visibility would be no greater than exists currently.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP19 & DP24 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 6.3, 7.4 & 7.6 of the London Plan 2011 and paragraphs 33 & 56 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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