

Miss Alison Alexander
Scenario Architecture
10a Branch Place
London
N1 5PH

Application Ref: **2014/7150/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

25 March 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Heath Drive
London
NW3 7SB

Proposal:

Amendment to planning permission 2014/1960/P to allow for installation of gates, an additional column to allow creation of pedestrian gate, front boundary wall, and replacement of driveway with cobblestones

Drawing Nos: Location Plan Rev.a, Block Plan Rev.a, A1.01_EX Rev.a, A1.01_GR Rev.a, A1.01_PR Rev.a, A2.01_EX Rev.a, A2.01_GR Rev.a, A2.01_PR Rev.a, A_3D.1_EX_GR Rev.a, A_3D.1GR Rev.a

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 Location Plan Rev.a, Block Plan Rev.a, A1.01_EX Rev.a, A1.01_GR Rev.a, A1.01_PR Rev.a, A2.01_EX Rev.a, A2.01_GR Rev.a, A2.01_PR Rev.a, A_3D.1_EX_GR Rev.a, A_3D.1GR Rev.a

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

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of the installation of gates, an additional column to allow creation of a pedestrian gate, front boundary wall, and replacement of driveway with cobblestones. The new gates would be in aluminium and painted black to match the neighbouring property of No. 30. The new front boundary wall would have brickwork which matches the existing. The new gates would slide behind the brickwork. There would be solid white cap with concrete on the top of the front boundary wall.

The front boundary wall would measure between 1.3m and 1.55m in height. The aluminium gates would measure between 1.05m and 1.35m in height. The height and scale of the proposed front boundary wall and gates are considered subordinate to the host building.

It is considered the design and material proposed respects the character and appearance of the existing building and the Redington Frogna Conservation Area. The proposal is acceptable and in general compliance with the advice in CPG1. It is considered that the proposal, by virtue of its extent and proximity would not impact on residential amenity.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. 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.

- 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 Noise and Licensing Enforcement Team, 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



Ed Watson
Director of Culture & Environment