

Mrs Jennifer Kemmeter  
Flat 1  
114 Fitzjohns Avenue  
London  
NW3 6NT

Application Ref: **2014/6927/P**  
Please ask for: **Tendai Mutasa**  
Telephone: 020 7974 **2353**

24 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1  
114 Fitzjohns Avenue  
London  
NW3 6NT**

Proposal:

External alterations including the installation of railings to front boundary wall and side boundary, planting and re-paving of driveway to residential dwelling (Class C3).

Drawing Nos: Site location plan, existing front garden, proposed front garden and proposed railings (all unnumbered).

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, DP25 and DP26 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, existing front garden, proposed front garden and proposed railings (all unnumbered).

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed landscaping, new railing with the proposed materials of the front garden are considered to be acceptable and both layouts that are shown in the submission package are acceptable. The conservation and design officer requested some amendments and a sample of materials to be used. Samples of materials for the proposed hard landscaping has been submitted, these were for the bricks and the hard paving. They are considered to be acceptable.

The railheads of the proposed railings will match those of the existing houses within the street scene and the brick walls will be of reclaimed red brick, this will be in keeping with that of the façade and neighbouring properties. The brick bond will be a traditional bond and the pointing will be flush. The top of the wall would look softer and more in keeping with a brick soldier course using brick on edge.

The detailed design including the use of wrought iron heads is also considered acceptable and in keeping with the general appearance of the building and the surrounding area. As the metal railing would allow views through this is considered to increase visibility and therefore not increase the fear of crime.

It is considered that the proposed development will have no detrimental impact on the amenities of neighbours but rather will increase security within the neighbourhood.

It is considered that the development as installed will have no detrimental impact on the amenities of neighbours but rather will increase security within the neighbourhood

The proposed railing and other works are considered acceptable in terms of design, impact on the Conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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, 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 2015; and paragraphs 14, 17, and 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 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