

Mr Celina St George  
66 St Augustine's Road,  
London  
NW1 9RP

Application Ref: **2015/1196/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

20 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**66 St Augustine's Road,  
London**

**NW1 9RP**

Proposal:

Erection of a replacement wall on the front elevation (Retrospective) .

Drawing Nos: Site location plan; SA\_EX\_G\_WALL\_002; SA\_PRO\_G\_WALL\_001; 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 shall be carried out in accordance with the following approved plans:- Site location plan; SA\_EX\_G\_WALL\_002; SA\_PRO\_G\_WALL\_001; Design and Access Statement

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



Informative(s):

1 Reasons for granting permission.

The front boundary wall as built is considered to be appropriate in terms of its design and materials used; by virtue of it being in keeping with the character of the existing townscape, and reflects the height and design of some of the other front boundary walls along the Road. The front boundary treatments along the street are of varying heights and designs, and it is therefore considered that the height of the front wall, including the pillars are in keeping with the existing street scene and the character of the area. Due to the nature of the development it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Although slightly higher than the other boundary treatments within the immediate vicinity of the site, the development is considered to be appropriate in this location given that it is of similar height to the previous wall that stood at the site and the front boundary treatments along both sides of the street are of differing heights and design. As such it is not considered harmful to the character or appearance of the host building, street scene or the Camden Square Conservation Area.

8 Neighbours were consulted. A site notice was displayed on 26/03/2015, expiring on 16/04/2015 and a notice published in the local press on 23/03/2015, expiring on 15/04/2015. No objections have been received to date. The site's planning history was taken into account when coming to 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.16 (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 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 Spatial Development for London 2015; 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