

Mr. Barry Whymark
Whymark Moulton Ltd
20 North Street
Sudbury
CO10 1RB

Application Ref: **2015/0461/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
27 Mornington Terrace
London
NW1 7RS

Proposal: Erection of side boundary walls at rear garden to replace existing.

Drawing Nos: 14/167-01, 14/167-02 RevB, 14/167-03, Design & Access Statement and Heritage Statement.

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:

14/167-01, 14/167-02 RevB and 14/167-03.

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

Informatives:

- 1 Reasons for granting planning permission.

The proposed replacement walls to both sides of the garden of the application site would be the same height at 1.35 metres and thickness of the existing wall which is damaged and appears to be almost falling across the entire length to both sides. Following the submission of revised plans, the proposal would have a yellow stock brick to match the materials of the existing house and would have a suitable 1:1:6; cement, lime and aggregate mortar mix.

The proposal would not result in the loss of original or otherwise historical fabric and would not affect the integrity of the building and rear curtilage. It is considered to be sympathetic to the special architectural and historic interest of the listed building and curtilage. It is not readily visible from the street or from the wider public realm and would not be harmful to the character or appearance of the host building, street scene or the Camden Town Conservation Area.

It is considered that due to the nature and size of the proposal, there would not be any impact to neighbouring amenity.

The site's planning history has been taken into account when coming to this decision. A site notice was displayed and press notice published and one letter of objection and one comment were received following consultation.

Special regard has been attached to the desirability of preserving the listed building, curtilage and its features of special architectural or historic interest, under s.66 (Listed Buildings) and s.72 (Conservation Areas) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS5 and 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. The proposed development also accords with policy 7.4, 7.6 and 7.8 of the London Plan March 2015 consolidated with alterations since 2011, and paragraphs 14, 17 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



Ed Watson
Director of Culture & Environment