

Mr. Nathan Sproule  
Brittain Hadley  
Barley Mow Centre  
Barley Mow Passage  
Chiswick  
London  
W4 4PH

Application Ref: **2014/7082/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

13 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Fitzroy Square Gardens**  
**London**  
**W1T 6EP**

Proposal:  
Installation of metal gate and entrance to southern boundary, installation of new pathway and steps, amendment to positioning of existing plinth and light box and associated landscaping.

Drawing Nos: Site Location Plan, 5069/01/A, FG-003, John Brookes Plan B (Rev 16.06.14), Design and Access Statement (ref: NGR/5069/d&a 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 The development hereby permitted shall be carried out in accordance with the following approved plans and document: Site Location Plan, 5069/01/A, FG-003, John Brookes Plan B (Rev 16.06.14), Design and Access Statement (ref: NGR/5069/d&a statement).

Reason:

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

- 3 Before the development commences, a Construction Management Statement setting out the schedule for completion of works, deliveries and waste disposal throughout the construction period shall be submitted to and approved by the local planning authority. The measures contained in the Construction Management Statement shall at all times remain implemented throughout the duration of the proposed works.

Reason: In order to protect the pedestrian environment and the amenity of the area generally in accordance with policies CS5 (Managing the impact of growth and development), DP25 (Conserving Camden's Heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of steps and brickwork (samples of materials also to be provided to Council and on site), gravel surfacing, retaining walls, light box relocation and earthworks.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of any works on site, details demonstrating how the nearest tree to the proposed works (as shown in approved plans) shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". The tree shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on

existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 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).
- 2 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