

Robert Osborne
Wnymark & Moulton Ltd
20 North Street
Sudbury
Suffolk
CO10 1RB

Application Ref: **2015/3023/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

3 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Denyer House
Highgate Road
London
NW5 1BN

Proposal:
Replacement of 2 sections of boundary wall.

Drawing Nos: Site Location Plan (Ref. 13/172-03); 13/172-03; 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 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 policies 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; Site Location Plan (Ref. 13/172-03); 13/172-03; 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 proposed replacement sections of wall are considered to be appropriate in terms of their location, scale, materials and design. Constructed from London Stock brick, laid in a Flemish bond, the new sections of wall will match precisely with the existing wall material and arrangement, and so sit cohesively alongside the existing boundary and its wider setting. Given that cracks are appearing in some sections of the wall to be replaced, and the remainder is currently shrouded by hoardings, proposals would result in a vast improvement to the existing condition, an improvement which would serve to preserve and enhance the character and appearance of the Dartmouth Park conservation area. Though the new northern most section of the wall will be higher than that which it replaces, this is by a negligible difference of 0.7m, and so proposals will result in no negative impact on visual amenity.

The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers in terms of loss of light, outlook or privacy either. The section of wall closest to the Grove View Apartments would be higher by a negligible difference of 0.7m, and there is a significantly sized courtyard between the proposed wall and the apartments, and so proposals would still allow adequate daylight and sunlight to penetrate the site. In addition there are no low level windows to the flank elevations of The Manse and Grove End Lodge buildings which lie adjacent to the heightened section of wall, and so proposals would not block light or outlook to any apertures here either.

No objections were received prior to making this decision, and one comment in support was submitted. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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 details are 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 and 7.6 of the London Plan 2015, consolidated with alterations since 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 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

