

Mr Achikam Surkis  
AS Studio Ltd  
2 Magdalen mews  
London  
NW3 5HB

Application Ref: **2015/3449/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

10 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**5 South Hill Park Gardens  
London  
NW3 2TD**

Proposal:  
Replacement of existing timber panel fence with new horizontal timber plank fence (retrospective).  
Drawing Nos: 2005(F\_PLA)002; 2005(F\_PLA)012; 2005(F\_PLA)201; 2005(F\_PLA)211; 2005(PLA)300\_301; 2005(F\_PLA)310; 2005(F\_PLA)311; 2005(PLA)001 and Design and Access Statement received 17/06/2015.

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: 2005(F\_PLA)002; 2005(F\_PLA)012; 2005(F\_PLA)201; 2005(F\_PLA)211; 2005(PLA)300\_301; 2005(F\_PLA)310; 2005(F\_PLA)311; 2005(PLA)001 and Design and Access Statement received 17/06/2015.

Reason:

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

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.
- 3 Reasons for granting permission:

The new fence has been constructed to the rear garden of the property and is constructed from timber and painted dark grey. The fence is a contemporary design with is considered acceptable in this location. The fence is not visible from the public realm and is therefore considered to preserve and enhance the wider South Hill Park Conservation Area.

Due to the raised garden levels, the fence measures 2.45m high along the rear boundary and a maximum of 3.2m high adjacent to the host property along the side boundaries. Although relatively high, the fence is slightly lower than the

previous fence and trellis. The replacement of the previous trellis with a more solid structure may appear overbearing from neighbouring properties; however, the fence is screened by established greenery in neighbouring gardens which helps to shield views of it. Due to this existing greenery, it is also likely that the fence would not result in a reduction of levels of daylight to neighbouring gardens and properties than already exists.

Whilst the fence does have some impact in terms of its height, such works in this location are not considered harmful to the character and appearance of the host building, the street scene or the wider South Hill Park Conservation Area and the proposal is therefore considered acceptable.

No objections have been received prior to making this decision. The planning history of the site and surrounding area has been 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 s.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 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 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