

Dr Jane Crispin
3 Gainsborough Gardens
London
NW3 1BJ

Application Ref: **2015/4586/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

25 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**3 Gainsborough Gardens
LONDON
NW3 1BJ**

Proposal:

Alterations to front garden to include new boundary wall and railings atop, relocation of the access stairs and garden entrance, relandscaping of the driveway including new bin enclosures and associated hard landscaping.

Drawing Nos: Heritage Statement; Site Location Plan (revised on 21/09/2015); 9 x Photos; Material Samples; Existing and Proposed Elevation; Existing and Proposed Section of Garden showing Level Changes; Existing and Proposed Plan of Garden.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London



Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

- 1 Reasons for granting permission

The proposal seeks to landscape the front garden including part of the existing driveway and replace the front boundary wall to re-introduce a traditional element to the streetscape.

The current boundary wall is of a poor quality and has begun buckling under the pressure of the raised bed and vegetation growth. The boundary wall will be replaced by a 2-course brick wall made up of reclaimed bricks with metal railings and four brick piers demarking the new location of the entrance to the property through the front garden area. The proposal to be of a similar style and symmetry of the adjacent boundary wall, recreating the traditional garden frontage prevalent within Gainsborough Gardens.

The front garden area is also in a poor condition, untidy and in disrepair. The paving pattern is of a poor quality material, which does not do credit to the

architectural merit of the adjacent listed building and to the appearance and character of the Conservation Area and of Gainsborough Gardens as a whole. The landscaping of the front garden, through the use of high quality materials such as York Stone would be in keeping with the adjacent listed building.

The existing driveway is to be shortened and repaved, replacing the existing paving floor which gives the drive a very tired appearance. The two existing bin stores are to be combined into one to improve the aesthetic of the driveway as well its accessibility.

The proposal is a welcome improvement and is considered appropriate in terms of size, design, location and the material to be used will preserve and enhance the appearance and character of the conservation area and the streetscape and will not cause harm to the setting of the host and adjacent listed buildings.

The proposal will not impact on the neighbours' amenity nor would it be harmful to either pedestrian or vehicular safety.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No comments were received following the statutory consultations.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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, CS14 and CS17 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 126 -141 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

