

Dr Jane Crispin
3 Gainsborough Gardens
London
NW3 1BJ

Application Ref: **2015/4372/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

25 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal:
Alterations to front garden area to include new boundary wall and railings, relocation of the access stairs and garden entrance, relandscaping of the driveway including alterations to existing bin enclosures and associated hard landscaping to dwelling house (Class C3).

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 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 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: 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.

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

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 attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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, 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.

- 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment