

Ms Louise Morton  
Quadrant Town Planning Ltd  
The Office  
14 Harcourt Close  
Henley on Thames Oxfordshire  
RG9 1UZ

Application Ref: **2015/4149/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

6 November 2015

Dear Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1 Squire's Mount London NW3 1EG**

Proposal:  
Partial rebuilding of perimeter wall to Squires Mount.  
Drawing Nos: CBA10385.02A\_TPP, Structural Requirements Statement, STR SA 20 01  
A01, CIV SA 95 0001 A01, OS Plan and Arboricultural Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 wall.



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: CBA10385.02A\_TPP, Structural Requirements Statement, STR SA 20 01 A01, CIV SA 95 0001 A01, OS Plan and Arboricultural Statement.

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

- 4 Prior to the commencement of any works, an onsite meeting shall take place between the LPA tree officer and the arboricultural consultant to establish which trees in groups 2 and 3 as per the submitted arboricultural report need to be removed or pruned to facilitate works. All other trees on site or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved tree 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 amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

#### Informatives:

- 1 The proposed work affects an area of wall that adjoins a Grade II Listed wall. As such the relevant part of is not listed itself. The site also falls within the Hampstead Conservation Area. The proposed new wall has been conditioned by way of materials to match as close as possible to the remaining wall. There are no other design concerns. As the development is for the rebuilding of an existing wall there are also no amenity concerns.

No objections have been received, and the site's planning history has been taken into account when coming to this decision. All relevant departments have been consulted. The Tree Officer has commented that the application is acceptable subject to a condition. This has been attached.

In light of the above, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 (Securing high quality design), 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 (2010). 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 56-64 and 129 of the National Planning Policy Framework (2012).

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