

Mr Lutfi Vala
15 Ashfield Road
Acton
London
WC3 7JE

Application Ref: **2015/5088/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

7 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**7 Grange Gardens
London
NW3 7XG**

Proposal:
Erection of a brick wall and two brick posts with hanging chain to front driveway.
Drawing Nos: Site Location Plan; 15-7 GGH-01; 15-7 GGH-02; 15-7 GGH-03; 15-7 GGH-04; 15-7 GGH-05; 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 policy DP24 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; 15-7 GGH-01; 15-7 GGH-02; 15-7 GGH-03; 15-7 GGH-04; 15-7 GGH-05; 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 low brick wall and two brick posts with a hanging chain between them, to be situated in the front driveway, are considered appropriate in terms of their location, scale, materials and design. Constructed of bricks of a type and colour to match the existing front garden and driveway walls and the host building, the proposed wall and brick posts employ a material that makes them entirely sympathetic to their setting. At a height of 0.5m the new brick wall and posts are of a scale in keeping with other similar boundary treatments in the immediate vicinity, namely at 1,4,8 and 12 Grange Gardens, and would be low enough to have very limited visual impact on their setting.

Given the low height of the proposed brick wall and posts at 0.5m, there will be no impact on amenity in terms of loss of daylight, sunlight or outlook to any of the neighbouring properties.

Two objections have been received from neighbours in the immediate vicinity at 4 and 6 Grange Gardens, which have been addressed within the consultation summary. The site's planning history has been taken into account when coming to this decision.

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, DP26 and DP30 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, and 56 -66 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