

Barry Whymark
Whymark Moulton Ltd
20 North Street
Sudbury
CO10 1RB

Application Ref: **2015/4281/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 December 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Priory Road
London
NW6 4NN

Proposal:
Demolish and re-build the garden boundary wall to the rear of 3 and 5 Priory Road.
Drawing Nos: 14/128-01A, 14/128-02B, site location plan, Design & Access Statement
received 27/07/2015 and Tree Report dated 30 November 2015.

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 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: 14/128-01A, 14/128-02B, site location plan, Design & Access Statement received 27/07/2015 and Tree Report dated 30 November 2015.

14/128-01, 14/128-02, site location plan and Design & Access Statement received 27/07/2015.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the 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 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 amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informatives:

- 1 Reasons for granting permission:

The wall sits to the rear boundary of nos. 3 and 5 Priory Road, adjacent to the boundary with Farndale House. The extent, condition and quality of wall removed, as well as the design and materials proposed for the new wall ensures the development would not harm the character or appearance of the host properties or the wider Conservation Area. The proposal would re-use original brick from the existing wall with new matching stock bricks where necessary, along with matching height, bond, joint and capping details, to ensure that the development would match the appearance of the existing wall. The existing chainlink fence on top of the wall would also be replaced to match the appearance of the existing.

The proposal, by virtue of its scale and proximity to neighbouring buildings would not give rise to any adverse impact on the amenity of neighbouring occupiers in

terms of loss of light, privacy or outlook.

Due to the proximity of the proposed works to large well-established trees at the application site, approval is granted subject to the condition that prior to the commencement of any works on site, details demonstrating how these trees will be protected during construction work shall be submitted to and approved by the Council.

No objections have been received prior to making this decision. The planning history of the site 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 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 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).

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