

Mr David Sutherland
134 Greencroft Gardens
LONDON
NW6 3PJ

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2015/4519/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

4 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
134 Greencroft Gardens
London
NW6 3PJ

Proposal:
Installation of a metal gate to private driveway to 3 cottages (Class C3) [Retrospective].
Drawing Nos: Site Location Design and Access Statement; Plan; 1 x Photo; Proposed
Elevation and Sections;

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: Design and Access Statement; Plan; 1 x Photo; Proposed Elevation and Sections.

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

Informative(s):

- 1 Reasons for granting permission.

CPG1 (Design) clearly states that gating can have a divisive effect on communities, creating separate residential areas and can reinforce negative perceptions of an area and should thus be seen as a last resort. The access road, leading to 3 cottages at 134 Greencroft Gardens, is not public highway. Rather it is a private (relatively narrow) access road to just 3 properties. Furthermore, the height and design of the proposed gates would be unlikely to create negative perceptions as they have are in keeping with the existing streetscape. In this instance, the principle of gating is accepted. Given the specific context and details of this proposal, it is evident this should not be taken as a precedent for other gating proposals.

The proposed metal gate is of a simple and rather traditional design. Its overall size (2.95m in width x 1.9m in height) will not be an overdominant feature within the streetscape and the private mews. Being affixed to the boundary walls behind the piers and thus slightly set back from the pavement, it would be a discrete and sympathetic addition. The material used and the colour of the gates are considered to be in keeping with what is traditionally found in conservation areas. The proposal, in terms of size, scale, design, material to be used and location is acceptable and will enhance and preserve the appearance and character of the adjacent buildings, the conservation area and the streetscapes.

The development will not affect the adjoining neighbours' amenity.

The site's planning and appeal history has been taken into account when coming to this decision. An objection was received following statutory consultations relating to the belated application, the design of the proposal and the private status of the driveway.

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, 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 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



Ed Watson
Director of Culture & Environment