

Mr Robert Dye
Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH

Application Ref: **2016/0249/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

4 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Clorane Gardens
London
NW3 7PR

Proposal: Construction of a brick wall to the side boundary (Retrospective)

Drawing Nos: (Prefix: PA4-...) 000; 001; 002; 003; 004; 101 Rev A; 102 Rev A; 103 Rev A and 104 Rev A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: PA4-...) 000; 001; 002; 003; 004; 101; 102; 103; 104

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The brick wall as erected along the side boundary of 2 Clorane Gardens is considered to be appropriate in terms of location, scale, materials and design for the dwelling house and would preserve the character and appearance of the Redington Froggnal Conservation Area. This is due to the use of brick to match the dwelling and the siting of the wall meaning that it would only be partially visible from Clorane Gardens.

The boundary would be on the rear elevation of adjoining properties on Platt's Lane which benefit from long rear gardens. Due to difference in site levels the wall would only be 2m on those affected properties. The adjoining dwelling at 2a Clorane Gardens has no windows on its side or rear elevation. Therefore, the boundary treatment would not result in substantial loss of daylight, outlook or privacy to any of the neighbouring occupiers.

No comments have been received in relation to the application. The site's planning history has been taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Redington Froggnal Conservation Area, under s.72 of the Planning (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, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56 -66 and 126-141 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 Noise and Licensing Enforcement Team, 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.

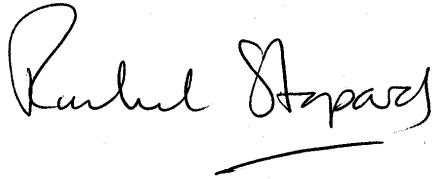
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment