

Mr. Neil Westwick
Nathaniel Lichfield & Partners
Generator Studios
Trafalgar Street
Newcastle
Tyne and Wear (Met County)
NE1 2LA

Application Ref: **2016/0732/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

13 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Queen's Grove
London
NW8 6HH

Proposal:
Installation of 11 pleaching rods to the northern side boundary of rear garden.
Drawing Nos: Site location plan; QG043R3; QG044R2

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: Site location plan; QG043R3; QG044R2

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

Informative(s):

- 1 Reason for granting permission

The application is for pleaching rods. Pleaching is a technique for entwining or interlacing (tree branches) to form a hedge. Therefore the pleaching rods would enable the creation of a natural screen of foliage.

The proposed grid of pleaching rods (4 uprights and 7 laterals) would extend 7m from the rear wall of the host property on the side boundary between 45 and 44 Queen's Grove. The pleaching rods would project 0.72m above the existing wall (1.5m high) and trellis (0.9m high) resulting in an overall height of 3.15m from ground level. The potential screening (once plants have become established) provided by the pleaching rods would have a soft appearance and would be appropriate for the garden setting. In addition the pleaching rods would only project 0.7m above the existing trellis. Given these considerations the 3.15m height and 7m width of the pleaching rod grid would not be overbearing or harmful to neighbouring amenity. Rather it is likely to provide an attractive feature in the garden.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections and 1 letter of support were received prior to making 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, 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).

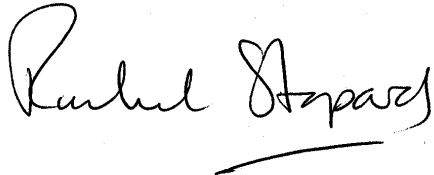
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment