

Mr Phillip Barlow
Faraday Property Management
Third Floor West High Holborn House
52-54 High Holborn
London
WC1V 6RL

Application Ref: **2015/0817/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

3 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Rotunda Building
Upper Hampstead Walk
London
NW3 1DE**

Proposal: Partial repair and re-building of an earth retaining wall.

Drawing Nos: 126 x Photos; Method Statement; Heritage Statement; Part 3 - Schedule of Works - UHW Retaining Wall Rev2 (dated 29/02/2016); Tree Species Location Plan; Proposed development (Wall) Location Plan; Site Location Plan; 30768 Rev02.

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: 126 x Photos; Method Statement; Heritage Statement; Part 3 - Schedule of Works - UHW Retaining Wall Rev2 (dated 29/02/2016); Tree Species Location Plan; Proposed development (Wall) Location Plan; Site Location Plan; 30768 Rev02.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to rebuild a retaining boundary wall in a very poor and precarious state. Damage has been caused due to the presence of mature trees within neighbouring gardens. A separate application has been submitted under 2015/0838/T which has approved the removal of the offending trees.

The rebuilding of the brick boundary wall is to be like-for-like in terms of design, height and materials including the capping of the pillars. Materials would be re-used where possible with traditional pointing techniques. This would preserve the original appearance and character of the boundary wall.

The materials used for the back part of the rebuilt wall are required via condition.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No objections were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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 2016; and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

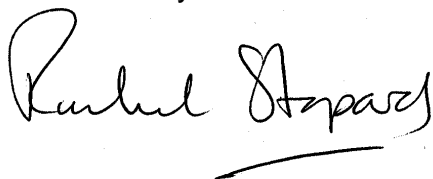
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Director of Supporting Communities