

Mr Alton Campbell
BlueLime Planning Consultancy Ltd
Unit 3
17-19 Bonny Street
London
NW1 9PE

Application Ref: **2016/1346/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

16 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
211 Goldhurst Terrace
London
NW6 3ER

Proposal:
Erection of new front boundary wall with railings and gates.
Drawing Nos: (Prefix: BLC-1546-...) PP 101 Rev D; SP 102 Rev D.

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: (Prefix: BLC-1546-...) PP 101 Rev D; SP 102 Rev D.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed boundary treatment is considered to be appropriate in terms of location, scale, materials and design for the property and will not harm the character and appearance of streetscene or the South Hampstead Conservation Area (SHCA). This is due to the fact that the design and in particular the combination of traditional brick and iron work would matches others in existence in the nearby area (e.g. nos. 190, 192, 207, 247 and 249); the treatments would not appear overly dominant within the streetscene; and characteristic views through to the soft landscaping at the front of the property would be retained. The majority of front gardens along Goldhurst Terrace contain no front enclosure whatsoever. This proposal would re-establish the traditional separation between public and private spaces by reinstating a front wall with traditional materials, a feature which the SHCA Character Appraisal and Management Strategy (2011) specifically describes as an "important facet of the character of the entire conservation area".

Due to the siting and design of the proposed boundary treatment; the development would not result in substantial loss of daylight, outlook or privacy to any neighbouring occupier. The proposed development is similarly not considered to cause an unacceptable sense of enclosure for any neighbouring occupier.

The site's planning and appeal history has been taken into account when coming to this decision. It should be noted that although the re-landscaping of the front of the property had previously been refused by the Council, appeal decision (APP/X5210/D/10/2139890) allowed the works which are now in existence and no alterations to this landscaping (other than to facilitate the proposed boundary treatments) are hereby proposed.

No objections/comments have been received in relation to the application. 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 South Hampstead 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

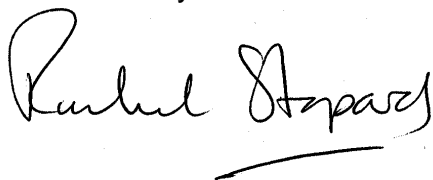
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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