

Mrs Margaret Cox  
65 Camden Square  
London  
NW1 9BY

Application Ref: **2016/0970/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

31 May 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**65 Camden Square**  
**London**  
**NW1 9XD**

Proposal:  
Repair and replace the existing brick work of the boundary wall with matching material along the Murray Street elevation (Retrospective).

Drawing Nos: Existing ground floor plan, Proposed front elevation, site location plan and block plan

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 shall be carried out in accordance with the following approved plans Existing ground floor plan, Proposed front elevation, site location plan and block plan.

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



Informative(s):

1 Reason for granting permission:

Retrospective permission is sought for the replacement of the boundary wall which was in a state of disrepair. The boundary wall along Murray Street that has been built varies in height between 1.6 to 1.8m. The wall and fence panel surmounted is similar to those within close proximity to the host building and the height is no greater than the height approved in 2002 (PEX0100740) on Camden Square elevation.

The extent, condition and quality of wall removed, as well as the design and materials of the new wall ensures the development would not harm the character or appearance of the host properties or the wider Conservation Area. The proposal would re-use original brick from the existing wall with new matching stock bricks where necessary to ensure that the development would match the appearance of the existing wall.

The proposal, by virtue of its scale and proximity to neighbouring buildings would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, privacy or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to 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 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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

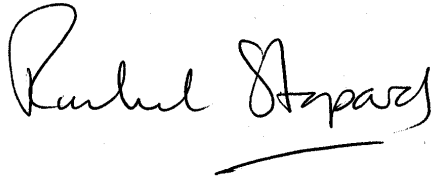
team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any 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 Supporting Communities