

Mr Matt Weyham
Osel Architecture
26 Oldbury Place
London
W1U 5PR

Application Ref: **2015/6724/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

9 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Former 1
Radlett Place
London
NW8 6BT**

Proposal:

Installation of vehicle gates and railings in front of driveway.

Drawing Nos: (700)559.1 P06, (700)001 PL01, (700)003 PL03, Planning Statement dated December 1st 2015, Arboricultural Method Statement revised 02/06/2016 and Tree Protection Plan reference Arbtech TPP 02.

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 policies 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: (700)559.1 P06, (700)001 PL01, (700)003 PL03, Planning Statement dated December 1st 2015, Arboricultural Method Statement revised 02/06/2016 and Tree Protection Plan reference Arbtech TPP 02.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed front boundary railings and entrance gates are considered appropriate in terms of size, design, location and material used, and would not cause an obstruction to highway users.

The proposed railings would be approximately 2.9m high with decorative finials above. The railings would be located to the front of the property fronting Radlett Place, a small private road. They would be in keeping with the style and character of the host building, surrounding properties and general locality. There would be no impacts on the visual or residential amenities of existing or adjoining occupiers, and would slide open which would ensure they did not obstruct the road.

Radlett place falls within Elsworthy Conservation Area and the proposed fence would be positioned around a mature Plane protected by a Tree Preservation Order. An arboricultural method statement has been submitted in support of the application demonstrating how the tree would be protected during construction, and approval is granted subject to the condition that works are carried out in accordance with this method statement.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation and site notice. Special regard has been attached 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 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

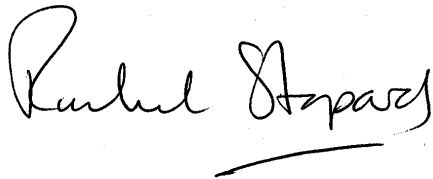
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Director of Supporting Communities