

Mr. Nicholas Meletiou
Nicholas Meletiou Architects
3 The Square
Richmond
Surrey
TW9 1DY

Application Ref: **2015/7184/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

27 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Frogna Lane
London
NW3 7DG

Proposal:

Installation of new boundary treatments on the south and west frontages, including metal railings, brick plinth and piers, pedestrian access gate, and chain link fences behind retained hedges.

Drawing Nos: Location plan; 804/100; 804/101 RevB; 804/102 RevB; 804/103 RevB;
Arboricultural Impact Assessment Report Ref: NMA/9FL/AIA/01, 21st April 2016; Design &
Access Statement, Project No.804, December 2015.

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 boundary walls and gates, 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- Location plan; 804/100; 804/101 RevB; 804/102 RevB; 804/103 RevB; Abroricultural Impact Assessment Report Ref: NMA/9FL/AIA/01, 21st April 2016; Design & Access Statement, Project No.804, December 2015.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission:

The proposed brick dwarf walls and new brick piers plus new pedestrian entrance gate, in terms of design and height, would integrate with the retained mature green hedge on the boundaries. The height of the low walls and piers are characteristic of the conservation area and materials are sensitive to the setting. The new chain link fence 1.5m high would be lower in height than the existing hedge on both frontages and be screened behind the existing hedges so as not to be visible in the streetscene. The new gate in Frogal Lane and railings with brick piers in Greenaway Gardens would match the scale and design of the existing vehicular gates. The proposed brick piers will be in the same terracotta coloured brickwork with buff coloured pier caps and copings to match the existing; and so the proposal would have minimal visual impact on the street scene. The proposed boundary treatments are considered to be appropriate in terms of location, scale, materials and design for the host dwelling and will preserve and enhance the character and

appearance of the Redington/Froggnal Conservation Area.

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 the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The arboricultural report in support of the proposal indicates that the proposed works would have minimal impact on the trees located close to the boundaries and that the trees are generally in good health and capable of sustaining these reduced impacts. Notwithstanding, a condition is attached to secure appropriate tree protection details for approval.

The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers.

No objections have been received and the site's planning history has been taken into account when coming to this decision.

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.

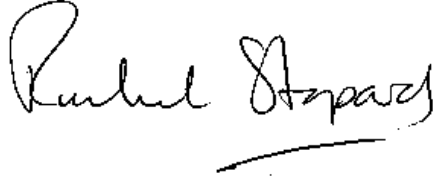
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities