

Mrs Vicky Evans
Atkins
Epsom Gateway
2 Ashley Avenue
Epsom
Surrey
KT18 5AL

Application Ref: **2016/0501/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

7 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Millfield Cottage
Millfield Lane
London
N6 6JH

Proposal:
Erection of flood containment wall and fence along the boundary of Millfield Cottage with West Hill Court

Drawing Nos: Planning, Design & Access Statement as amended by Addendum, May 2016; Highgate No.1 Pond Updated Arboricultural Impact Assessment, Atkins, January 2016 as amended by Addendum report, May 2016; Proposed Wall and Fence at Millfield Cottage Addendum to Existing Heritage Statement, MOLA, January 2016; 5117039-ATK-P6-ZZ-DR-L-7009 revP2; 5117039-ATK-P6-ZZ-DR-C-0010 revC3; 5117039-ATK-P6-ZZ-DR-L-7010 revP1; 5117039-ATK-P6-ZZ-DR-L-7011 revP4; 5117039-ATK-P6-ZZ-DR-L-7301 revC3; 5117039-ATK-P6-ZZ-DR-L-7504 revC2; 5117039-ATK-P6-ZZ-DR-L-7505 revC2; 5117039-ATK-P6-ZZ-DR-L-7506 revP2; 5117039-ATK-P6-ZZ-DR-C-0008 revP2; 5117039-ATK-P6-ZZ-DR-Y-2000 revC3.

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 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 [Planning, Design & Access Statement as amended by Addendum, May 2016; Highgate No.1 Pond Updated Arboricultural Impact Assessment, Atkins, January 2016 as amended by Addendum report, May 2016; Proposed Wall and Fence at Millfield Cottage Addendum to Existing Heritage Statement, MOLA, January 2016; 5117039-ATK-P6-ZZ-DR-L-7009 revP2; 5117039-ATK-P6-ZZ-DR-C-0010 revC3; 5117039-ATK-P6-ZZ-DR-L-7010 revP1; 5117039-ATK-P6-ZZ-DR-L-7011 revP4; 5117039-ATK-P6-ZZ-DR-L-7301 revC3; 5117039-ATK-P6-ZZ-DR-L-7504 revC2; 5117039-ATK-P6-ZZ-DR-L-7505 revC2; 5117039-ATK-P6-ZZ-DR-L-7506 revP2; 5117039-ATK-P6-ZZ-DR-C-0008 revP2; 5117039-ATK-P6-ZZ-DR-Y-2000 revC3.]

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

- 4 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details, namely drawing no. 5117039-ATK-P6-ZZ-DR-L-7301 rev. C, by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

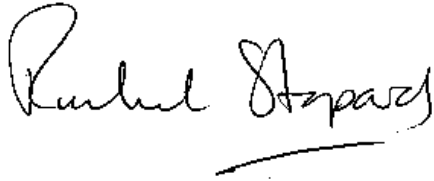
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.

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
Executive Director Supporting Communities