

Mr John Hough  
Oakley Hough Limited  
The Barn  
Stebbing Farm  
Fishers Green  
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G1 2JB

Application Ref: **2016/1633/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

27 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**51 Fitzjohn's Avenue**  
**London**  
**NW3 6PH**

Proposal: Erection of dwarf brick wall with metal railings to replace existing and installation of 2 sliding metal security gates.

Drawing Nos: Site Location Plan (Ref. 885/99); 885/100; 885/101; and Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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: Site Location Plan (Ref. 885/99); 885/100; 885/101; and Design and Access Statement.

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

#### Informatives:

- 1 Reasons for granting permission.

The proposed dwarf brick wall, adjacent brick piers, metal railings and metal vehicular gates are considered to be appropriate for the host building in terms of their location, scale, materials and design and will not harm the character and appearance of the Fitzjohns Netherhall Conservation Area. Constructed of facing brickwork to match the existing, the dwarf brick wall and two new stone piers would employ materials entirely sympathetic to their setting. The addition of railings brings the height of the boundary treatment well in keeping with that of nearby frontages, and through the use of painted metal would be entirely cohesive to the setting within the Fitzjohns Netherhall Conservation Area. The detailed design of the railings is also fitting, as they take decorative cues from the existing configuration through the incorporation of detailed finials. The new element of proposals is the slight widening of the vehicular access points between the stone piers - which is a minor adjustment that has no bearing on visual amenity - and the installation of metal sliding vehicular gates. Similar gates are already in place at numbers 35, 37a and 43-45 Fitzjohn's Avenue and so form a feature of the road, and so their addition at number 51 Fitzjohn's Avenue would be fitting to its context. The sliding gates are also acceptable in terms of their detailed design as they mimic the detailing of the railings, incorporating finials and retaining a consistent height.

Due to their minor nature and location, proposals will not harm the amenity of any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were 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 section 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 details are 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 2016 and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

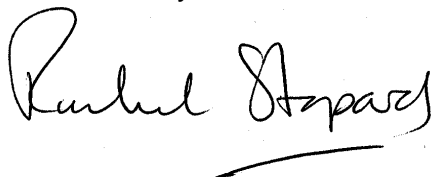
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard  
Director of Supporting Communities