

Mr Lloyd Hudson
Baily Garner LLP
146-148 Eltham Hill
Eltham
London
SE9 5DY

Application Ref: **2015/6695/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

18 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
71 Marsden Street
Burmarsh
London
NW5 3JA

Proposal: Demolition of existing boundary treatment and erection of new boundary treatment at front and rear elevations. Installation of planted areas to front elevation.

Drawing Nos: Design and Access Statement for Full Planning Consent, 27692 01 Revision B, 02, 03 Revision B, 04, Trough Planter Details and Watco Waterproofing Details.

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 policy DP24 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: Design and Access Statement for Full Planning Consent, 27692 01 Revision B, 02, 03 Revision B, 04, Trough Planter Details and Watco Waterproofing Details.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed boundary treatment to the front of the building would be constructed of a dwarf brick wall with metal railings above. Given the overall height, siting and materials used it is considered that this element of the proposal would preserve the character and appearance of the streetscene.

Metal railings are proposed to the rear which would have a height of 2.3m. While this is higher than what could be constructed without planning permission (3m) it is considered acceptable in this instance given the sensitive nature of the fencing (green metal railings) and its backland location. The fencing would be constructed for security reasons and would match the height of the brick and render wall behind it.

Planters would be provided to soften the impact of the additional built form.

The site is bordered by a listed church - Saint Silas the Martyr Church. It is not considered that the proposal would affect its character or setting and listed building consent would not be required. This has been verified by the Council's Conservation and Heritage Officers.

There are no concerns regarding impact on residential amenity as the proposal would not result in a loss of light, outlook or privacy for adjoining occupiers due to the nature and location of the development.

No objections have been received in relation to the proposal. The site's history and appeals have been taken into account in making this decision.

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 the London Plan 2016 and the National Planning Policy Framework.

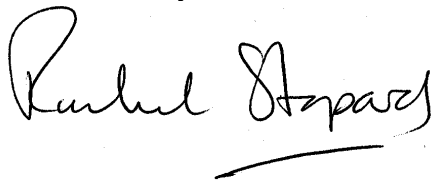
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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