

Andy Goodchild
Wolff Architects
16 Lambton Place
London
W11 2SH

Application Ref: **2016/2721/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

11 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
60 Avenue Road
London
NW8 6HT

Proposal:

Replacement of existing front railings, swing gates, brick/stone wall & piers with new sliding gates, railings, brick/stone wall & piers.

Drawing Nos: 1405-PL-000 rev 0, 1405-PL-080 rev 0, 1405-CN-280 rev 0; Design & access statement (ref. 1405-PL-DAS-0) dated 12/05/2016.

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1405-PL-000 rev 0, 1405-PL-080 rev 0, 1405-CN-280 rev 0; Design & access statement (ref. 1405-PL-DAS-0) dated 12/05/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposals seek to replace the existing front railings, swing gates, brick wall & stone piers on the front façade on Avenue Road with new sliding gates, railings, brick wall & stone piers.

The proposals will involve demolishing the front boundary wall and rebuilding it using a mixture of red bricks and Flemish bond to replicate the existing walls and piers with additional Portland stone cappings and panels included. A brick wall would also be constructed behind the boundary wall to house the sliding gates when they are in the open position. The existing black metal railings and swing gates would be replaced with new black metal/wrought iron sliding gates and railings with spear finials. The height of the proposed sliding gates would match the height of the railings along the full extent of the front elevation, and at 1850mm they would sit below the height of both the existing and proposed brick piers.

The design of the gate, railings and wall, including the proposed materials and detailed design of the finials, is considered to be in-keeping with the style of the property and the general character and appearance of other vehicular gates found in the area. In this regard the details are similar to those previously approved at no. 40 Avenue Road (2010/4494/P) and other examples in the road. As such, the proposals are considered to be appropriate for the host building in terms of their location, scale, materials and design and would comply with Camden policies and would be acceptable.

In terms of highways safety, the sliding gates will enable a vehicle to enter and egress and will not impede onto the road. The visibility for vehicles leaving the site will not be significantly different to the off-street parking arrangement that currently operates at the host property and which operates for all properties in this part of Avenue Road where off-street parking is the normal method of parking. The

proposals are therefore considered acceptable in highways safety terms.

Due to their minor nature and location, there are no amenity concerns as a result of these proposals to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework 2012.

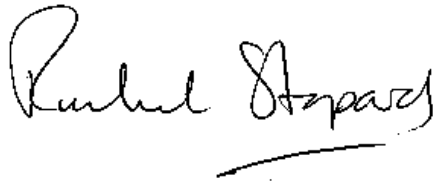
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities