

Mr Riaz Patel  
Method Architects Ltd  
The Busworks  
United House  
North Road  
N7 9DP  
United Kingdom

Application Ref: **2016/3004/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

3 August 2016

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**45 Broadhurst Gardens**  
**London**  
**NW6 3QT**

Proposal:  
Alterations to front boundary treatment and erection of bin store.  
Drawing Nos: S00(01), PL01, PL02, PL03, PL04, PL10, PL11, Arboricultural Method Statement 4028/16-01, Arboricultural Survey 3836B/15-01 and Design and Access Statement PL40.

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:

S00(01), PL01, PL02, PL03, PL04, PL10, PL11, Arboricultural Method Statement 4028/16-01, Arboricultural Survey 3836B/15-01 and Design and Access Statement PL40.

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

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree.

#### Informatives:

- 1 Reasons for granting permission.

The alterations to the front boundary wall are considered a sympathetic change to the property using red brick to match the main property and soft landscaping with the box hedge above. The front landscaping shall improve the existing front garden and the bin store shall be subtly located to the side and enclosed by a timber trellis. Black balustrades to match the existing shall be used on the side access stair. The proposal is considered acceptable in terms of design.

The Tree Officer has reviewed the arboricultural report submitted with the application and is satisfied with the tree root works and protection measures (secured by consent condition). The proposed changes would not be harmful in terms of amenity. No loss of light or overlooking would result.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision. The site's planning history was taken into account in 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, and 56 -66 and 126-141 of the National Planning Policy Framework.

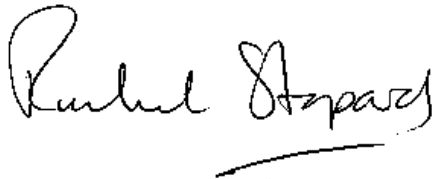
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard  
Executive Director Supporting Communities