

Peter Wallace
25 Lawn Road
LONDON
NW3 2XR

Application Ref: **2016/2844/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

4 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address: Mews entrance facing Garnett Road to the rear of properties on Lawn Road & Upper Park Road.

Proposal: Construction of inward opening pedestrian and vehicular access gates to secure the entrance to Garnet Mews

Drawing Nos: Universe Gates Specification (No Ref), TIPS 006A (Elevations and Plan), Wood Gate Material Sample (Photograph on system)

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 The development hereby permitted shall be carried out in accordance with the following approved plans:- Universe Gates Specification, TIPS 006A (Elevations



and Plan), Wood Panel Sample (Photograph on system)

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

- 3 The pedestrian and vehicular gates must be inward opening only at all times.

Reason: To avoid obstruction of the adjacent public highway in the interests of highway and pedestrian safety and in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The access gates would face Garnett Road to the rear of properties on Lawn Road & Upper Park Road and would secure the entrance to Garnet Mews. It would measure 6.1 m wide and 1.8 m high with a lightly finished natural timber construction. The gates would be sited in a suitable position parallel with the back edge of the pavement enclosing the private rear yard to the rear of the adjacent dwellings on Lawn Road & Upper Park Road. This yard provides rear access to these properties only and does not provide a through route. The development would therefore not result in a gated community or reduce legibility in the area.

The gate would be a sympathetic addition to the streetscene along Garnett Road. It would harmonise with the suburban character of the adjacent two storey semi-detached/terraced properties and gardens. The gate would preserve the character of this part of the Conservation Area.

The gate would provide separate pedestrian and vehicular access points and would have an inward opening automatic opening system which would ensure it does not impact on highway safety. A condition is attached to ensure the gates remain as such.

8 letters of support have been received from surrounding residents which were taken into account. It is understood that the purpose of the development is to prevent misuse of the private mews from parking, fly tipping and using the area to turn vehicles. The site's planning history was 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 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 the London Plan 2016 and the National Planning Policy Framework.

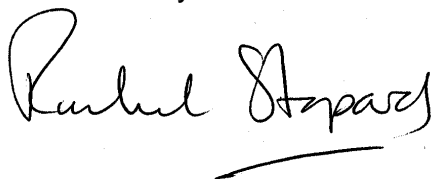
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Executive Director Supporting Communities