

Mrs Sandrine Roch  
16 Sherriff Road  
London  
NW6 2AU

Application Ref: **2016/3263/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

8 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**16 Sherriff Road**  
**London**  
**NW6 2AU**

Proposal:  
Addition of timber trellis fencing on top of existing front and side boundary brick walls.  
Drawing Nos: Site location plan; 1 and 2; email from applicant dated 27/06/2016.

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: Site location plan; 1 and 2; email from applicant dated 27/06/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposals seek to add timber trellis fencing on top of existing front and side boundary brick walls. The trellis fencing would be made of western red cedar and would appear as regular horizontal slats (45mm width x 14mm depth) creating a permeable boundary allowing light through gaps in between each slat. The front trellis would be supported by vertical posts fitted to the face of the wall and would not be visible from the street. The addition of the side trellis would not require vertical posts for support and they would be fixed on top of the wall.

The existing front wall varies in height from pavement level from between 0.78m to 1.04m. The proposed trellis fencing measures 0.72m in height and would raise the height of the front boundary to a maximum of 1.76m at its highest point. However, the trellis would sit between 2 existing brick piers that are significantly taller than the combined height of the wall and trellis fencing, and as such, the increased height of the central part of the wall would appear suitably modest sitting in its lower position between the 2 existing taller brick piers. The existing side wall rises in a stepped fashion and varies in height from garden level from between 1.05m to 1.20m. The proposed trellis fencing measures 0.42m in height and would raise the height of the side boundary to a maximum of 1.62m at its highest point.

As such, in regard to height and visual permeability, the proposed timber trellis fences are in keeping with adjacent boundaries and considered to be acceptable. The slatted timber design creates a permeable boundary treatment, and this overcomes the potential for the negative impacts of loss of light or obstructed views. The use of timber on the front garden boundary is also considered to be an appropriate material in this location, given some local examples of wooden fences of this kind and the lack of any prevailing pattern of front boundary treatments locally. Therefore, the proposals are considered to be appropriate for the host building and wider area in terms of their location, scale, materials and design and would comply with Camden policies and would be acceptable.

Due to the minor nature of the proposals 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, and there is no adverse impact on the public highway.

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.

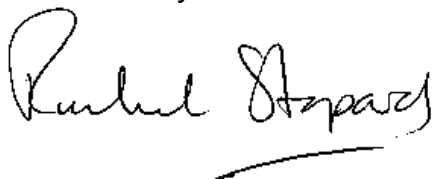
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Executive Director Supporting Communities

Rachel Stopard  
Executive Director Supporting Communities