

Mr Bertrand Belben  
33c Mill Lane  
LONDON  
NW6 1NZ

Application Ref: **2016/3720/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

3 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**33C Mill Lane**  
**London**  
**NW6 1NZ**

Proposal:  
Installation of gate to the front elevation of the existing dwelling house (C3).  
Drawing Nos: 121214/P/01; 121214/P/02; Emailed dated the 14/09/2016 from Mr Belben confirming the inward opening of gate; Site Location Plan.

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 121214/P/01; 121214/P/02; Emailed dated the 14/09/2016 from Mr Belben confirming the inward opening of gate; Site Location Plan.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission

The proposed front boundary treatment is considered to be of an acceptable design. The size, design and materials of the fence are not out of character with the existing street scene, with a number of properties within the immediate context having similar front boundary treatments. The fencing is of an acceptable height, when taken into account the adjoining properties and will not extend the height of the adjoining fence.

It is viewed that the proposed front boundary treatment in terms of its size, location and height will not adversely harm the amenity of the wider area or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. In addition, it is not considered to impact on the transport network along Mill Lane with the proposed gate to open inwards.

No comments or objections have been received in relation to this application. The application site's planning history and relevant decisions were taken into account when coming to 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

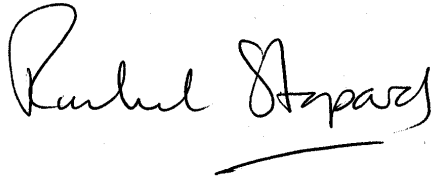
Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012 and Fortune Green and West Hampstead Neighbourhood and policies 2(ii)(iv)(vii).

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