

Dermot Gunn
Sceales Gunn Design Ltd
6 North Grove
London
N6 4SL

Application Ref: **2016/4642/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

14 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 15
Salcombe Lodge
1 Lissenden Gardens
London
NW5 1LZ**

Proposal:

Increase in height of existing garden wall (retrospective)
Drawing Nos: SALC-P-100 Rev. A.

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 shall be carried out in accordance with the following approved plans: SALC-P-100 Rev. A

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

Informative(s):



1 Reasons for granting permission

Salcombe Lodge is a 1970s tower block built as an extension to the Lissenden Gardens Estate at the southern end of Lissenden Gardens. It falls within the Dartmouth Park Conservation Area and is described as having neither a positive or negative impact.

The application relates to the rear boundary wall of the garden adjoining Parliament Hill Fields. The site is buffered by a dense margin of mature shrubs and trees on the park side that screens the Salcombe Lodge gardens from the public footpath.

The application seeks the retention of a brick boundary wall extension, constructed on top of the former low brick boundary wall and piers. The resulting structure measures 2.75 metres tall and has been constructed in brick to match the existing, in a similar design.

By virtue of the dense and high character of the planting along the verge, the new wall is mostly concealed from view from Parliament Hill Fields. The structure sits comfortably within the existing surroundings and does not appear incongruent or conspicuous. It is considered to preserve this part of the Dartmouth Park Conservation Area.

The wall is located at the far side of the garden and would not have any detrimental impact on residential amenity. Its height is appropriate for its location and does not appear overbearing.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, 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 paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

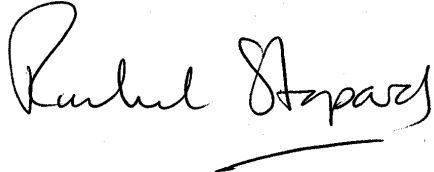
2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 the name.

Rachel Stopard
Executive Director Supporting Communities