

Miss Grace Mollart
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2017/0512/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

20 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Grove Lodge
Admiral's Walk
London
NW3 6RS

Proposal: Replace timber fence with metal railings along southern boundary

Drawing Nos: d-NA GLR 00 200 Rev P0; d-NA GLR 00 202 Rev P0; d-NA GLR 00 002 Rev P0; dNA GLR 00 001 Rev P2; d-NA GLR 41 401 Rev P0; dNA GLR 40 201 Rev P0; dNA GLR 40 200 Rev P0; d-NA GLR 40 100 Rev P0; SJA Ipa 16039-01a prepared by SJAtrees dated 9th February 2017; 5954 SK1 Rev P3; Heritage Appraisal dated January 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

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 [d-NA GLR 00 200 Rev P0; d-NA GLR 00 202 Rev P0; d-NA GLR 00 002 Rev P0; dNA GLR 00 001 Rev P2; d-NA GLR 41 401 Rev P0; dNA GLR 40 201 Rev P0; dNA GLR 40 200 Rev P0; d-NA GLR 40 100 Rev P0; SJA Ipa 16039-01a prepared by SJAtrees dated 9th February 2017; 5954 SK1 Rev P3; Heritage Appraisal dated January 2017.]

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 proposal would replace a poor quality white painted timber fence along the boundary with Admiral's Walk. The fence is currently at the top of the bank. The proposed fence would be at the base of the bank to enclose the land owned by the house. This would also deal with the current poor quality low boundary retaining wall which is falling into the road. Railings are considered to be a more appropriate way to surround the boundary than the current timber fence. The railings are considered more suitable to the historic setting and the proposed design would match the existing railing along the front (east) boundary.

Due to the nature, size, materials and proximity to adjacent residential properties, the proposal would not result in detrimental harm to the existing amenity levels of neighbouring occupiers in terms of daylight, sunlight, outlook or privacy.

In line with Rights of Way Circular (1/09) - Guidance for Local Authorities, adequate consideration of the 'potential' right of way has been undertaken before a decision on the planning application. The nature of the proposed boundary treatment continues to allow open and unobstructed access beyond.

The proposal will not cause harm to trees that are proposed to be retained provided the arboricultural method statement submitted (ref. SJA lpa 16039-01a) is adhered to through the installation.

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 regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and character and appearance of the Hampstead conservation area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1, D2 A2 and A3 of the emerging London Borough of Camden Local Plan. The proposed development also accords with the London Plan 2016 consolidated with amendments since 2011, and the National Planning Policy Framework.

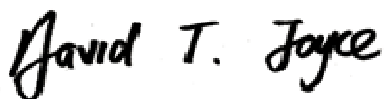
- 4 The proposed fence and railing hereby approved and as depicted on the submitted details are not to be fixed to the listed building and as such only planning permission (and not listed building consent) is required for the proposed works.

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



David Joyce
Director of Regeneration and Planning