

Mr Salman Mahmed
Child Graddon Lewis Architects
155 Commercial Street
London
E1 6BJ

Application Ref: **2017/0474/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

21 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5-8 Anglers Lane
London
NW5 3DG

Proposal:

Alterations to boundary wall including replacement render, erection of gates to existing pedestrian and vehicular entrances, 2x new pedestrian entrances and installation of planter box.

Drawing Nos: 101, 200, 201, 202, 203, 204

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 101, 200, 201, 202, 203, 204.

Reason:

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

- 4 The pedestrian gates hereby approved shall open inwards and be permanently retained as such.

Reason: To protect pedestrian movement in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The gates hereby approved shall be painted black and permanently retained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Any original architectural features of the wall, such as capstones, shall be repaired and retained so far as practicable.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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 includes the removal of dilapidated painted render to the exterior of the boundary wall along Anglers Lane which would significantly improve the visual amenity for passers-by and anyone visiting the residential units.

The existing painted render would be removed from the brick work and re-pointing shall be carried out as necessary to make good leaving the brickwork exposed. The top and base of the wall shall be painted a grey colour which is far more suited to the host building than the existing blue. Any original architectural features of the wall such as capstones shall be repaired and retained. It is considered that this would be a positive alteration that would enhance the character and appearance of the building and wider Inkerman Conservation Area.

Two new pedestrian access porticos are to be created as part of the works and an existing pedestrian entrance way is to be re-opened and made good, with new gates for each. As the footway along this side of Anglers Lane is quite narrow, all gates should open inwards to avoid causing any obstructions to anyone using the footpath.

All new gates shall be black painted iron, including the new vehicular entrance gate. This shall be taller than the existing gate in this location which will enhance security for the residents and is also a more suitable height for the archway it will fit within.

The proposal includes the installation of a planter box to the area immediately adjacent to the vehicular entrance. It is considered that this would remove some potential for antisocial behaviour and enhance the character and appearance of the building and wider Inkerman Conservation Area.

Upon visiting the site it was clear that some of the proposed works had already been carried out, this also revealed that some of the re-pointing was not of the standard that we would have preferred, however a discussion with the conservation officer concluded that despite this, there was still a significant improvement to the pre-existing arrangement and the works are considered acceptable and would preserve the character and appearance of the building and wider area.

The conservation officer stated that any future re-pointing should be sensitively carried out so that the bricks are flush and weather treatments should not be employed for historic brick work.

No written comments were received as part of the consultation exercise. The planning history of the site has been 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 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26, and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

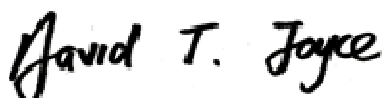
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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