

Mr Richard Peckham  
Shape  
Unit 12C  
Tower Workshops  
58 Riley Road  
London  
SE1 3DG

Application Ref: **2017/2624/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

5 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Open Space adjacent to 104 Iverson Road  
London  
NW6 2HH**

Proposal: Extension of existing 1.8m metal railing across remaining highways perimeter to include provision of 2x entrances to Iverson Road Open Space

Drawing Nos: Unnumbered Location Plan; Shape1608.5.01; Shape1608.5.02; Design and Access Statement dated 08 May 2017

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 railings, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Unnumbered Location Plan; Shape1608.5.01; Shape1608.5.02; Design and Access Statement dated 08 May 2017

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed extended boundary treatment and 2x gates is considered appropriate as it would have a minimal impact upon the street scene of Iverson Road and maintain vehicular and pedestrian safety along the street. The extended railings would be constructed of black painted metal at a height of 1.8m that would match the existing boundary railings enclosing the adjacent open space from the public highway.

Due to the nature of works proposed, there would be no harm to the amenity of nearby residential occupiers.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the West Hampstead and Fortune Green Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

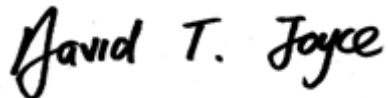
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning