

Mr Ross McDonald
Alison Brooks Architects
Unit 610 Highgate Studios
53-79 Highgate Road
London NW5 1TL

Application Ref: **2017/1936/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

15 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Belsize Lane
London
NW3 5AB

Proposal:
Erection of new perimeter walls, railings and gates on front and west side boundaries
Drawing Nos: Design and access statement dated 31.3.17 ref PP-05934222 by ABA; site location plan; 2214-PL-356 rev3, 357 rev4, 360 rev3; Tree Survey dated 26.2.17 by OMC; site monitoring report dated 19.7.17 by OMC; email dated 4.5.17 from Ross McDonald about fence colour

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- Design and access statement dated 31.3.17 ref PP-05934222 by ABA; site location plan; 2214-PL-356 rev3, 357 rev4, 360 rev3; Tree Survey dated 26.2.17 by OMC; site monitoring report dated 19.7.17 by OMC; email dated 4.5.17 from Ross McDonald about fence colour

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing boundaries, 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 scheme for boundary treatment of the front garden has been revised since submission to address concerns by officers on tree and townscape issues. This house and site forms a transition between different styles and layouts of buildings to the west and east. It is considered that a brick plinth with railings totalling 1-1.2m in height is appropriate in principle to reflect the nature of front garden boundaries further east along this road which mainly have dwarf walls, some of which are surmounted by fences, railings or hedges. The higher metal railing gates to be used for the pedestrian and vehicular entrances are designed to accentuate these entrances and provide some modulation overall for this unusually wide frontage. Their height of approx. 1.4m, rising to 1.55m for the sliding driveway gate due to the sloping topography, is acceptable, given the 1.4m height of nearby garden frontages. The adjoining front gardens and lawns of neighbours on both sides

provide an open landscaped frontage to the streetscene, although it is noted that the previous house on this site had a very high brick wall set back to the left of the driveway. It is considered that the height and design of the proposed new railings will still allow views through and maintain a visual permeability between front gardens and street.

The provision of just metal railings on the left hand side of the frontage is required to protect roots of the adjoining mature tree from intrusive foundations which is acceptable. The new west side boundary wall, in brick at 1.6m height, will match that of the east side and act as a bookend to the property frontage.

The materials of dark coloured brick and burnt brown colour railings are appropriate and sympathetic to the very contemporary designed house behind and its bronze cladding. Overall it is considered that the revised proposal, in terms of size, form and materials, is a carefully considered design that responds both to the contemporary nature of the new house behind and also to the traditional nature of the streetscene and front garden treatments nearby.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The height of the west side wall will not harm visibility splays from vehicles exiting Belsize Court; the height of the east side wall adjoining 26 Belsize Lane is already existing. The scheme will not harm the adjoining tree. The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Two comments have been received prior to making this decision. These and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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 T. Joyce

David Joyce
Director of Regeneration and Planning