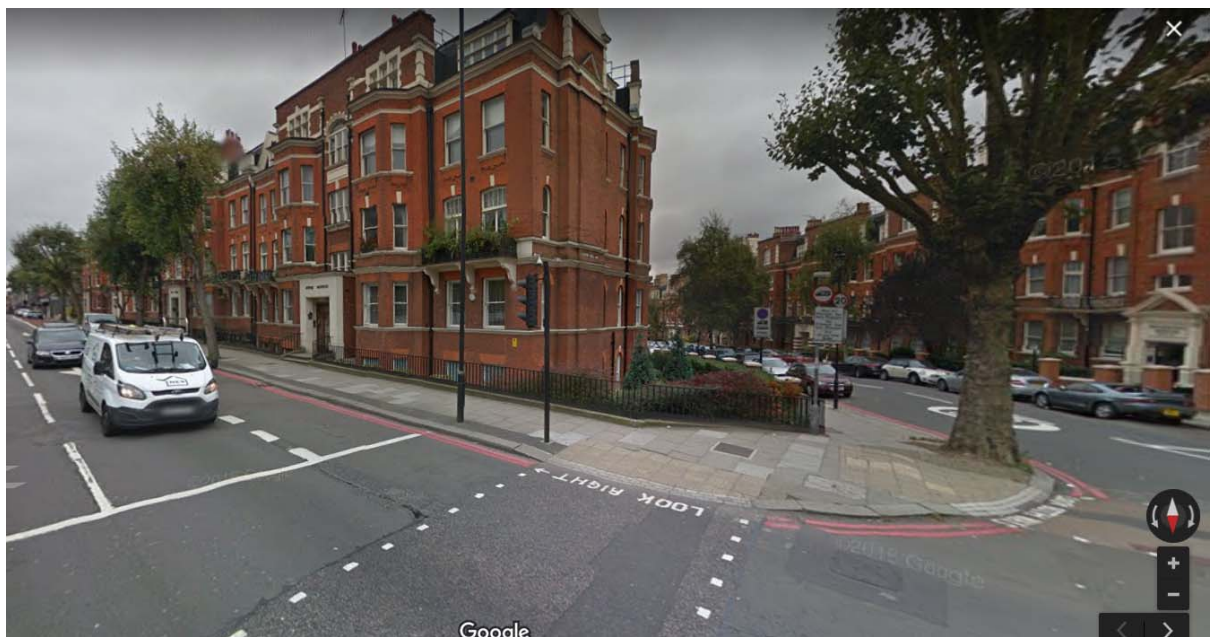


1 View of Marlborough Mansions on Cannon Hill



2 View of Avenue Mansions (on the left hand side) on Finchley Road with Marlborough Mansions (on the right hand side) on Cannon Hill



3 View of Buckingham Mansions on West End Lane – with Marlborough Mansions on Cannon Hill in the background



Delegated Report		Analysis sheet	Expiry Date:	15/08/2017
(Members Briefing)		N/A	Consultation Expiry Date:	20/07/2017
Officer			Application Number(s)	
Matthias Gentet			2016/7150/P	
Application Address			Drawing Numbers	
Avenue Mansions, Finchley Road, Buckingham Mansions, West End Land and Marlborough Mansions, Cannon Hill London NW3 7AU			1 x Photo; Tree Protection Methodology Report - (Q13512) - 22.02.17; Detailed Boundary Walls & Location Plan - Individual Sections Photos with Measurements; Schedule of Photographs (02/02/2017); DAS (02/02/2017); MM.2017.1 RevA; MM.2017/2; MM.2017/3 - Site Location Plan (02/02/2017).	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing boundary walls with new brick boundary walls with piers and railings to the front of each of the blocks forming the BAM Estate (Buckingham, Avenue and Marlborough Mansions).				
Recommendation(s):		Granted Conditional Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	54	No. of objections	49
Summary of consultation responses:	<p>The Statutory Consultations were carried out in the form of Site Notices (displayed on 23/06/2017 and expired on 14/07/2017), a Press Advert (published on 29/06/2017 and expired on 20/07/2017), and Consultation Letters (issued on 21/06/2017 and expired on 12/07/2017).</p> <p><i>Please note that some objections are identical and have been submitted by more than one person living at the same address.</i></p> <p>An objection was received form the Owner/occupier (address not provided), summarised as follow:</p> <ul style="list-style-type: none"> - Object to the proposed fence; - Like the hedges. <p>An objection was received form the Owner/occupier at No8 Avenue Mansions, Finchley Road, NW6, summarised as follow:</p> <ul style="list-style-type: none"> - Completely unnecessary development; - Will negatively impact the visual aspect of the properties; - Reduce the level of natural light available to basement properties; - Nothing wrong with the current walls and railings and they blend in well with the frontage of the properties built over 100 years ago; - Development impact on my property. <p>An objection was received form the Owner/occupier at No27 Avenue Mansions, Finchley Road, NW6, summarised as follow:</p> <ul style="list-style-type: none"> - Hedges are better than walls. <p>An objection was received from the Owner/occupier at No1-9 Buckingham Mansions, West End Lane, NW6, summarised as follow:</p> <ul style="list-style-type: none"> - STRONGLY OBJECT every single bit of this application; - I support every objection comment given by other residents and reiterate that in summary of those points, it would destroy everything about BAM- aesthetically and for residents, especially the lower ground floor residents. Its a travesty to suggest such an application. <p>An objection was received from the Owner/occupier at No29 Buckingham Mansions, West End Lane, NW6, summarised as follow:</p> <ul style="list-style-type: none"> - Would take away light from ground floor flats and reduce the overall value of the estate, not to mention the look of the façade; - I also fear, this will ultimately bring the sidewalk closer to the wall, with the intention to make space for more parking on the street. <p>An objection was received from the Owner/occupier at No12a Hollycroft Avenue, NW3 7QL, summarised as follow:</p> <ul style="list-style-type: none"> - Drawings omit to show the important contribution the semi ever-green hedges is making to Cannon Hill; - Hedgerows provide shelter for birds and the flower provide nectar for birds and butterflies; - Hedges help filter pollution; - To uproot hedges will cause substantial harm; - Proposal is contrary to policies A3, CC2 and CC3. <p>An objection was received from the Owner/occupier at No1 Marlborough Mansions,</p>					

Cannon Hill, NW6, summarised as follow:

- Although it does make sense to make the boundary wall uniform and have brick throughout, the added cost of the iron railings in most places is not necessary;
- The existing plastered and white painted dwarf walls could be carefully removed and replaced with similar sized brick walls without uprooting the hedges.
- The existing hedges are a major contribution to the beauty and green nature of BAM Estate and reduce vehicle noise and air pollution;
- Removing them should not be done unless absolutely necessary;
- Where brick dwarf walls and brick pillars and iron railings have been recently rebuilt, the hedges have not all grown back;
- Some basement level residents say they have lost considerable light;
- The application is in contradiction to three specific Local Plan Policies.

An objection was received from the Owner/occupier at **No5 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- There has been no consultation by the council;
- The project involves removing well established hedges which enhance the appearance of the road;
- The walls already replaced are tall and unsightly, the greenery will take many years to become aesthetically pleasing if they are able to grow behind the walls;
- Seems to be no urgent structural need for this project;
- The new walls will restrict light, the lack of hedges will reduce oxygen levels and will prove environmentally unfriendly.

An objection was received from the Owner/occupier at **No7 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- The management of the BAM estate have failed to consult the residents of this proposal;
- My service charge will be paying for this work;
- With something as controversial as this proposal at a minimum the management committee should have provided an opportunity for residents to say if they supported this;
- If a majority had approved it, I would not be voicing by objections here.

An objection was received from the Owner/occupier at **No19 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Hate to lose the hedges;
- Already have some railings and they are not an improvement.

An objection was received from the Owner/occupier at **No21 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- I object to this application.

An objection was received from the Owner/occupier at **No38 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- The proposed boundary walls and pillars are higher than the average height of the privet hedges;
- Will block light to the lower ground floor flats;
- The privets are a feature of this area, and there is no guarantee the new privet hedges will be able to grow behind these higher walls removing an aesthetic feature of the area and reducing the 'green lungs' on the road;
- Privet hedges traditionally trap a lot of pollution and dust, in addition to muffling sound pollution which will now bounce right back off the new walls;
- These plans to cut down existing privet hedges will do much damage to the overall wellbeing of the residents;
- Will reduce access to natural light for some, and negatively affect the health and wellbeing of almost all in terms of the reduction in pollution trapped or muffled.

An objection was received from the Owner/occupier at **No43 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Looks like a very expensive and disruptive vanity project with no obvious benefits to residents and potential downsides in terms of noise and air pollution especially for those living in the lower parts of the building;

- By refusing the permit the council would at least force the Directors who made the decision to spend a vast amount of the residents' money without any consultation with them to explain to their thinking which so far they refused to do despite repeated appeals.

An objection was received from the Owner/occupier at **No52 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Application seek to destroy all boundary walls and hedges;
- The long uninterrupted stretches of mature hedges combined with the beauty of the architecture make the BAM estate the most attractive roads in West Hampstead;
- They bring colour, greenness, sleekness;
- Hedges take years to reach such beautiful maturity;
- Walls with short broken up sections of greenery in between oversized pillars and exposed black railings are not the same;
- It is disingenuous for the BAM Estate to assert that the hedges are decaying and old;
- Inaccurate information on the application form;
- Only one section of the new hedge has come close to growing up and covering the railings;
- The walls replaced without planning permission are excessively big and ugly, and reduce light to basement flats;
- Hedges are a natural filter for toxic air;
- Immature plants will take years to grow and develop;
- View of the hedges and walls from flat above would not be the same as current thick wide hedges;
- Adjacent estates have beautiful hedges and low walls;
- Erecting such disproportionate walls would make BAM Estate appear like a cordoned off fortress;
- All the above points conflict with the West End Green Conservation Area Appraisal;
- Seems a very unnecessary plan when the walls standing are perfectly good and have hedges which have taken years to get to the stage they are now;
- The hedges provide greenery and absorb air and noise pollution, and will not look or grow the same with the new higher sections of wall.

An objection was received from the Owner/occupier at **No53 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- One of the greatest feature of Cannon Hill is the green belt formed by the continuous lines of hedges;
- High pillars and railings in the design will definitely break the continuity of this green belt;
- Will totally destroy this nicest feature even if hedges can be replanted in the future.
- There is no merit to build the pillars and railings because of this "original " feature that is outdated with the current situation;
- Extra high pillars would only add the heaviness and darkness into the landscape rather and the railings might prevent the hedges to grow naturally;
- We should redress the issue by shortening the high pillars and removing the railings already built;
- The hedge plays a vital role in maintaining the calm and clean environment and it takes year for hedges to grow to the current mature and healthy status.

An objection was received from the Owner/occupier at **No55 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- No consultation;
- Noise and dust disturbance ;
- Will block out light, reduce beauty of the road, negatively affect our air quality, reduce greenery;
- Simply reprinting and cleaning the existing walls would be more than sufficient;
- Negatively affect all residents and the appearance of the road;
- There has never been a reason to build high walls.

An objection was received from the Owner/occupier at **No58 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Our flat on the Lower Ground Floor is directly affected;
- The large privet hedges provide privacy for the front rooms which would be completely visible to passers-by.
- The hedges also provide an effective deterrent to intruders and help to absorb pollution and reduce traffic noise;
- Any new plantings would take at least 10 years to achieve the same benefits as existing hedges;
- The proposal has not been the subject of internal consultation by BAM management with interested parties.

An objection was received from the Owner/occupier at **No67 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Proposal has little merit;
- All lower ground floor flats will suffer in the pulling down of well grown hedges and then hoping new ones grow with the higher walls;

An objection was received from the Owner/occupier at **No61 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Replacing beautiful hedges with brick walls and metal railings is madness;
- Removal of plants must not be allowed unless it is essential which isn't the case here;
- The estate has existed for a very long time without these boundary walls and railings, and there is absolutely no reason why they should be erected now;
- The planned structures would fundamentally and negatively change the look of Cannon Hill.

An objection was received from the Owner/occupier at **No76 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Factually incorrect that there are no hedges or trees on the proposed development site and it is not in an area at risk of flooding;
- Wall is oversized, the pillars are too high reducing lights to basement flats;
- Hedge removal also removes pollution protection;
- Tree Protection Methodology Report does not suggest that there are any problems with the existing hedges;
- Behind the railings already constructed prior to planning permission being applied for, the hedges have not grown back as claimed.
- Proposal involves the destruction of mature hedges
- The beauty of the roads will be affected, in contravention of the West End Green Conservation Area appraisal;
- Non Street level views of the gardens and hedges, eg from residents windows have not been taken into account.
- Taking out metres of hedges will increase the risk;
- Council consultation has been very limited, placing notices on just a few lamp posts is inadequate;
- Online consultation is not accessible to many older and disabled residents;

An objection was received from the Owner/occupier at **No76 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- Beautiful existing mature hedges will be removed and replaced with a characterless wall and railings;
- Proposal is in contradiction to Camden's planning policy to encourage urban greenery;
- The privacy that the current hedges afford to lower-ground-floor flats will be lost and so will the various environmental benefits (reduction in urban heat island, habitat for wildlife, reduced storm water runoff) that mature plants bring to the city.

An objection was received from the Owner/occupier at **No89 Marlborough Mansions, Cannon Hill, NW6**, summarised as follow:

- The removal of the existing wall, hedgerow and construction of a new wall would have an immediate and potentially significant impact on our enjoyment of the street and front living space;
- There should be consultation with all affected residents and full disclosure before embarking on such a project;
- There should be information on any impact on the street view, flood protection, and alternative choices with an opportunity to ask questions and have them

addressed.

An objection was received from the Owner/occupier at **No66 Yale Court, Honeybourne Road, NW6**, summarised as follow:

- Mansion blocks of West Hampstead are characterised by privet hedges providing a valuable natural sound "soaker" and habitat for wild life;
- There has been a recent trend to denaturalise entrances and gardens with adverse repercussions for the local environment.

An objection was received from the Owner/occupier at **No83 Yale Court, Honeybourne Road, NW6**, summarised as follow:

- BAM Estate and surrounding mansion blocks form an integral part of the entire neighbourhood;
- Its unity and character should not be destroyed;
- Proper weight to be given to the environment as a whole and the maintenance of much greenery;
- Will have no material effect on any fears of flash flooding.

An objection was received from each of the Owner/occupier at the following addresses:

Owner/Occupier (address not given)

No24 Avenue Mansions

No33 Avenue Mansions

No6 Buckingham Mansions

No7a Buckingham Mansions

No7 Buckingham Mansions

No19 Buckingham Mansions

No23 Buckingham Mansions

No36 Buckingham Mansions

No18 Cholmley Gardens

No83 Harvard Court, Honeybourne Road

No5 Marlborough Mansions

No12a Marlborough Mansions

No21 Marlborough Mansions

No44 Marlborough Mansions

No52 Marlborough Mansions

No55 Marlborough Mansions

No57 Marlborough Mansions

No67 Marlborough Mansions

No67a Marlborough Mansions

No84 Marlborough Mansions

No88 Marlborough Mansions

No95 Marlborough Mansions

No88 Yale Court, Honeybourne Road

summarised as follow:

- Proposed wall is oversized, the pillars are too high reducing light to basement flats.
- Hedge removal also removes pollution protection;
- Tree Protection Methodology Report does not suggest that there are any problems with the existing hedges;
- Behind the railings already constructed, hedges have not grown back as claimed;
- The proposal involves the destruction of mature hedges;
- The beauty of the roads will be affected, in contravention of West End Green Conservation Area appraisal;
- Non-street level views of the gardens and hedges, e.g. from residents' windows, have not been taken into account;
- Taking out metres and metres of hedges will increase the risk of floodings;
- Council consultation has been very limited; placing notices on just a few lamp posts

- is inadequate;
- Online consultation is not accessible to many older and disabled residents.

Officer's Response:

Please see paragraphs 4.1 to 4.12, 5.1 to 5.4, 6.1 to 6.4

Council's consultations

The Council is only required to consult for any given proposal by publishing an advertisement in the press which was done on 29th June 2017 in the Ham & High, and also by displaying site notices. Twenty two were erected near the various entrances to the blocks on 23rd June 2017.

BAM Estate consultations

The consultations by the management of the BAM Estate are not planning considerations. These are private matters between the BAM Estate management and the residents, which also include the matter of the services charges and how the works are to be funded.

The Council does not have any remit on such issues.

The Council can only assess the proposal based on the works proposed to be set against the various policies.

CAAC:
West End Green CAAC

West End Green Conservation Advisory Committee were consulted but have not provided any response.

Site Description

The site address consists of 3 large red brick Victorian residential blocks - namely Avenue Mansions on Finchley Road, Buckingham Mansions on West End Lane and Marlborough Mansions on Cannon Hill, and are commonly known as the BAM Estate. These were constructed at the end of the 19th century and are formed of 4-storeys with basement, and sit on the hill that was part of West End Green village before it was absorbed by the expansion of London with Finchley Road to the north-east, Cannon Hill to the west meeting with West End Lane to the south-east in a triangular fashion.

The estate is located within the West End Green Conservation Area but is not listed. However, each blocks are identified as being positive contributors in the West End Green Conservation Area Appraisal.

Relevant History

Site Address History:

The majority of applications for the BAM Estate relate to alterations to individual flats and not to the external and communal parts of the residential blocks. There are also numerous tree applications which bear no relevance to this proposal.

25 Avenue Mansions

2014/7041/P – (granted on 02/01/2015) - Replacement of window with door to communal courtyard at rear.

9400274 – (**refused** 06/04/1995) - The excavation of the central garden construction of an underground four level car park for 185 car spaces plus associated entrance ramp and staircase enclosures and provision of a new landscaped garden in the triangle bounded by mansion blocks fronting West End Lane Cannon Hill and Finchley Road.

Avenue, Buckingham and Marlborough Mansions

F4/6X/B/25605 – (granted on 13/04/1935) - Erect boiler houses and to install lifts and water tanks at the block of flats known as Marlborough Mansions, Cannon Hill, Avenue Mansions, Finchley Road, and Buckingham Mansions, West End Lane.

Marlborough Mansions

F4/6X/B/11174 – (granted on 03/11/1953) - Alterations to porches at Marlborough Mansions, Cannon Hill.

Adjacent Site History

8501160 – (**refused** on 14/10/1985) - Outline application for the erection of four three-storey terrace houses each with an integral garage - Land to the rear of Cumberland Mansions West End Lane.

Site Address Enforcement:

EN16/0982 – Hedge has been torn down and new wall and railings built in its place.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

A1 – Managing the Impact on Development

A3 Biodiversity

D1 – Design

D2 – Heritage

CC2 – Adapting to climate change

CC3 – Water and flooding

Camden Planning Guidance

CPG1 (Design) 2015 – Chapters 2, 3, 6 & 9

CGG3 (Sustainability) 2015 – Chapters 11 & 12

CGP6 (Amenity) 2013 – Chapter 6 & 7

West End Green Conservation Area Appraisal (February 2011)

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

Assessment

1. Background

- 1.1 The application is in response to the Enforcement Case reference: EN16/0982 opened as a result of alterations to the northern end of Cannon Hill boundary walls that were undertaken without the required Planning Permission.
- 1.2 As well as the replacement of some parts of the boundary walls, the existing hedges affected by the works to the boundaries have been removed and replaced.
- 1.3 It must be noted that the removal of such vegetation is not subjected to any planning regulation. Nevertheless, their replacement would be heavily encouraged by the Council with the aim to preserve, not only the green continuity present along all the frontages of the BAM Estate, but also to retain the softening features that have adorn the frontages for many years.

2. Proposal

- 2.1 Planning permission is sought for the replacement of existing boundary walls with new brick boundary walls with piers and railings to the front of each of the blocks forming the BAM Estate (Buckingham, Avenue and Marlborough Mansions).

3. Assessment

- 3.1 The principle considerations in the determination of the application is as follow:
 - Design and Heritage (the impact on the character and appearance of the host listed building and wider conservation area); and
 - Vegetation and Trees
 - Amenity (the impact on some of the residents)

4. Design and Heritage

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments The following considerations contained within policies D1 and D2 of the Local Plan Policies are relevant to the application: development should consider the principle of the development; and the impacts of the development on the character, setting, context and the form and scale of neighbouring buildings.
- 4.2 Camden Planning Guidance CPG1 (Design) states that good design should positively enhance the character, history and nature of the existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views; respect and be sensitive to the natural and physical features. Materials should form an integral part of the design process and should relate to the character and appearance of the conservation areas or within the setting of listed buildings.
- 4.3 CPG1 (Design) further states that "Vegetation of all types is at a premium in Camden given the Borough's dense urban environment. Camden's tree canopy and other existing vegetation are integral to its character. If you maintain existing trees and vegetation on a development site it will help provide a sense of maturity to a development and integrate a development into its setting. Existing trees and vegetation are a key component in adapting to climate change and conserving biodiversity."
- 4.4 The application site is located within the West End Green Conservation Area, wherein the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 4.5 Currently, the front boundary treatments of all four residential blocks have been altered over the years. This has resulting in producing different outcomes in terms of the design of boundary walls depending to which frontage they belongs to. Some are all rendered and painted white, others have the wall base as red bricks with white painting coping, and the piers - or whatever is left of some of the piers – have also morphed into various shapes.
- 4.6 Still, it must be noted that, despite the variant in designs and appearances, some uniformity has emerged insofar that long sections of the boundary treatment are represented by a continuous design that can be totalised to three distinctive boundary types.
- 4.7 The proposed replacement of the existing boundary treatment has two objectives:

- a) First, it is to provide some protection to the lower level of each blocks with regards flooding. On two separate occasions, the BAM Estate has been affected by flash flooding which have caused some substantial damage to the flats located at basement level. The increase in height of the new boundary wall would address or at least, it is hoped, to minimize the risk of water damage to the lower level residential units, should flooding were to occur in the future.
- b) Secondly, it is an opportunity to re-instate an historical feature in the original design of the front boundary treatment as erected at the end of the 19th century.
- 4.8 The Council will encourage and support any attempts to bring back details and features that formed part of the historical architectural design and identity of a building. Each of the blocks of the BAM Estate is identified in the West End Green Conservation Area Appraisal as being a positive contributor. As such, it is important to ensure that the special architectural identity of the residential blocks is not eroded, and that in any such case, that it is brought back.
- 4.9 The proposed red brick boundary wall and piers are to be capped with white painted coping. A section of wall – taken between two piers - is to measure approximately 3.2m in width by 0.5m and 0.6m in height (including the coping), depending on the location vis-à-vis the slop of the terrain. The piers are to measure between 1.5m and 1.6m (including the coping), also depending on the location vis-à-vis the slope of the terrain.
- 4.10 Black metal railings are to be fitted atop the boundary walls interspersed by brick piers, and would measure approximately 3.2m in width by 0.6m in height. Although traditional in terms of hue and material, the design is somewhat contemporary. Nevertheless, it is an acceptable substitute as a replacement of the original railing.
- 4.11 The overall height of the wall and railings would be approximately 1.2m. This will create an overall increase in height of the proposed boundary treatment compared to what is currently on site. The original boundary walls have suffered major alterations over the years that have seen, for example, the historical railings and the coping on both the walls and piers being removed. Furthermore, the piers have also been subjected of either severe reduction in size, remodelling and reshaping, insofar that some of the newer piers are more like obelisks than the original traditional design.
- 4.12 Following a visit to the site, it was noted that the some of the original boundary treatments are leaning outwards or inwards, bulging out and thus no longer following the boundary lines of the site. The replacement of the existing boundary treatment would address each of these points.

5. Vegetation and Trees

- 5.1 Policy A3 states that where the loss of vegetation of value cannot be avoided, the Council will seek suitable replacements capable of providing at least equal amenity and ecological value. CPG1 (Design) further states that the Council will require a survey of existing trees and vegetation to be carried out prior to the design of a scheme in order to identify what trees and vegetation should be retained and protected on site.
- 5.2 The applicant has provided an Arboricultural Report which has been assessed and found to be satisfactory by the Council's Tree Officer.
- 5.3 In addition, the applicant has also provided details of the green hedges that are to be replaced should the need arise as a result of the works to the boundary treatment. Such replacement have indeed already occurred in the case of the unauthorised replacement of some sections of the boundary treatment.
- 5.4 Furthermore, a condition has been added to ensure that whatever section of the existing green hedges is to become affected by the works and/or damaged, that they are to be superseded with a suitable replacement which will, in time, grow to the volume and height of the current hedges, as well as to be adequately maintained.

6. Amenity

- 6.1 Policy A1 seeks to protect the amenity of Camden's residents by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 6.2 The increase of the height of the boundary treatment, including the height of the piers, will not impact on the loss of daylight and sunlight to the flats at basement level. Currently, the green hedge is dense and stands at least at 1.7m, if not higher, depending on the section. Judging by this, the height increase acquired by the re-introduction of the historical design of the boundary treatment would not have any impact on the lower level flats. The shielding of the new walls with piers and railings will only be an issue while the new planted hedges settles and matures

sufficiently to produce a reasonable level of coverage. Although this is to take a few years, it is worth noting that the boundary treatment is not to be replaced in its entirety all at once, but to be done in sections over a few years. This would allow for the newly planted hedges to gain volume and become once again a distinctive feature within the streetscape and the conservation area.

6.3 Any potential outlook would be addressed by the higher boundary walls and the presence of the black metal railings.

6.4 The development is therefore not considered to cause harm to the residents' amenity in terms of overlooking and loss of daylight and sunlight.

7. Recommendation

7.1 Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29th August 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

PETER BENSTED
Fenton Associates
246 - 248 Great Portland Street
LONDON
W1W 5QY

Application Ref: **2016/7150/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

15 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Avenue Mansions
Finchley Road
Buckingham Mansions
West End Land and Marlborough Mansions
Cannon Hill
London
NW3 7AU**

DECISION

Proposal:

Replacement of existing boundary walls with new brick boundary walls with piers and railings to the front of each of the blocks forming the BAM Estate (Buckingham, Avenue and Marlborough Mansions).

Drawing Nos: 1 x Photo; Tree Protection Methodology Report - (Q13512) - 22.02.17;
Detailed Boundary Walls & Location Plan - Individual Sections Photos with Measurements;
Schedule of Photographs (02/02/2017); DAS (02/02/2017); MM.2017.1 RevA; MM.2017/2;
MM.2017/3 - Site Location Plan (02/02/2017).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1 x Photo; Tree Protection Methodology Report - (Q13512) - 22.02.17; Detailed Boundary Walls & Location Plan - Individual Sections Photos with Measurements; Schedule of Photographs (02/02/2017); DAS (02/02/2017); MM.2017.1 RevA; MM.2017/2; MM.2017/3 - Site Location Plan (02/02/2017).

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

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, 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.

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

Director of Regeneration and Planning

DECISION