

Mr Andrew MacSwayed
Clearly Architects Ltd.
Brampton House
Scabharbour Road
Hildenborough
Kent
TN11 8PJ

Application Ref: **2017/3364/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

23 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 St John's Wood Park
London
NW8 6QS

Proposal: Replacement of front boundary wall, railings, gates and hardstanding.

Drawing Nos: (4929/F/001 revY, 002 revY, 003 revY, 004 revY; 005 revY; 006 revY; 007 revY; 008 revY; 009 revY

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 D1 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 (4929/F/)001 revY, 002 revY, 003 revY, 004 revY; 005 revY; 006 revY; 007 revY; 008 revY; 009 revY.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed front boundary treatment and replacement hard standing are considered appropriate by design and materials. The boundary treatment creates a distinct separation between the private front gardens and public space and helps to integrate the site with the street scene where there are front boundary walls, railings and piers of regular heights and similar design.

Whilst the amount of hard to soft landscaping is more than our recommended guidance, there is a balance between hard and soft landscaping which is no more than the existing, provides more planting in the area closest to the front boundary wall and replaces existing hard surfacing with a permeable surface material recognised as a sustainable urban drainage system. Following officer advice, the proposal has been amended to reduce the amount of vehicle access points to one, amend the design and height of the boundary treatment to match the neighbouring properties and reduce the proposed area of hardstanding to match the existing area. Therefore, the vehicle access remains as existing and has no additional impact on the highway or the existing on-street parking conditions and the replacement surfacing does not increase the risk of flooding.

There are no trees on the site but the proposal would reintroduce planting to the border most visible from the street.

Whilst all development has some impact, due to the design and height of the existing neighbouring boundary treatment, it is considered that the proposed development would not cause any significant impact to the residential amenity of any neighbouring occupiers in terms of loss of light, outlook or by way of overbearing impacts.

No objections have been received following consultation prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2,

D1, CC2, CC3 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

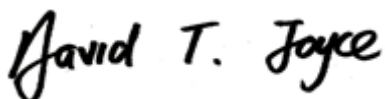
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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



David Joyce
Director of Regeneration and Planning