

Patrick Minns
Patrick Minns Associates
31 Oval Rd
London
NW1 7EA

Application Ref: **2017/6202/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

1 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Glenmore Road
London
NW3 4DB

Proposal:
Erection of painted wooden trellis on the front boundary wall of dwellinghouse
(retrospective)

Drawing Nos: 00P, and 50P.

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 shall be retained in accordance with the following approved plans: 00P, and 50P.

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

Informative(s):



1 Reasons for granting permission:

The application seeks permission for a timber trellis fencing on top of the existing front boundary brick wall. The timber trellis was installed in May 2017 and permission to regularise these works is being sought retrospectively. The timber trellis fencing is painted dark grey and includes horizontal slats design creating a permeable boundary allowing light through gaps in between each slat.

The existing front boundary brick wall measures a height of 1m and the previous hedge boundary treatment above this wall measured an additional height of approx. 2m as shown on the existing plans as submitted. The existing trellis fencing which has replaced the hedge measures 1m in height, bringing the max height of the overall front boundary to 2m at its highest point. This is approx. 1m lower than the previous boundary treatment when the hedge was in situ and as such, the existing height of the overall boundary treatment would not appear out of character at its lower position.

As such, in regard to height and visual permeability, the proposed timber trellis fencing is in keeping with adjacent boundaries and considered to be acceptable. The use of timber on the front garden boundary is also considered to be an appropriate material in this location, given some local examples of wooden fences of this kind and the lack of any prevailing pattern of front boundary treatments locally. It is also noted that vegetation has been introduced and encouraged to grow over the trellis. This is a favourable design which is currently in situ at neighbouring properties and would be in keeping with the character of the area. Therefore, the proposal is considered to be appropriate for the host building and wider area in terms of its location, scale, materials and design. As such, it is not considered that the proposal would detract from the character and appearance of the Belsize Park Conservation Area.

Due to the minor nature of the proposal and location, there are no amenity concerns as a result of the proposal to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy, and there is no adverse impact on the public highway.

No objections have been received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

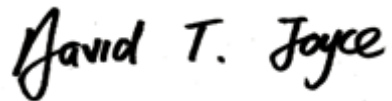
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

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