

Mr John Domenech  
Discount Plans Ltd  
33 East Barnet Road  
Barnet  
EN4 8RN

Application Ref: **2017/3755/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

21 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**50 Lady Margaret Road**  
**LONDON**  
**NW5 2NP**

Proposal: Erection of a new front and side boundary wall, new front metal pedestrian and drive gates, and new timber side gate to dwelling (Class C3).

Drawing Nos: [DPL] 01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A, 05 Rev A.

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: [DPL] 01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A, 05 Rev A.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the rebuilding of the front and side boundary treatment along with the addition of new black painted metal gates and the replacement of the existing metal side gate with a timber gate facing on Ospringe Road.

The existing red brick boundary wall edging the site address to the front and side is in need of repairs and replacement as in some places, it is in poor condition. It has seen in the past some attempts at keeping the boundary treatment going through various type of small repairs including replacement of some section of the brick works. It is therefore proposed to replace it in its entirety with similar red brick, low level boundary walls to the front, standing between 1m to 1.1m (allowing for the slight street level slop). The existing 3no piers are to be replaced with slightly wider piers (an increase of just 100mm) including the addition of a 4th pier to enable the fixing of a new black painted metal gate to the drive. The pedestrian gate is also be replaced. Although the design of the new gates is fairly modern, matching the modern architecture of the post war host property, it also retains the traditional low level and see-through details that would be expected and found on Lady Margaret Road.

The side boundary wall is formed of two sections: a low level boundary wall from the corner of Lady Margaret Road with Ospringe Road to be reconstructed to the same height as existing and up to the first corner of the extension. The height is then to be increased to 1.78m (from 1.1m) in line with the taller section hedging the far rear section of the boundary treatment. This is to address severe trespassing issues that has been experience by the applicant whereby members of the public climb over the currently low level section of the wall and use the front garden as a cut through. Youths are also sitting on the wall and throwing their rubbish in the garden. Although the height increase of the boundary wall might not normally be viewed as acceptable, it is considered than in this particular case, the height increase would re-inforce the demarcation of the site, and not create an impenetrable barrier, the higher part occupying only a section of the side boundary treatment and would thus have a minimal impact on the streetscape.

The existing side metal gate is to be replaced with a timber door. Being of a more traditional design and material, it will improve the appearance of the street elevation.

The proposal has gone through some various amendments, one of which being the incorporation of a bin store that would have used the new timber door as an access for the refuse collection. However, due to the outwards opening, which is not legally permitted, this element had to be removed from the final revised proposal. The original details of the submission that were considered to be unacceptable were the length of the height-increased side boundary (reduced); the step-like design used to joined the taller section of the wall to the lower one (removed); the proposed metal railings atop the new low wall section (removed); the height increase of the piers (reduced to existing level); and the solid gates (replaced with low level and see-through ones).

The revised scheme is therefore considered to be acceptable in terms of its size, scale, design, location and material to be used, and would enhance the character and appearance of the host building, the streetscape and the conservation area opposite on Ospringle Road side.

The site's planning and appeal history has been taken into account when coming to this decision. An objection was received namely on the proposed height of the boundary treatment, the design of the proposed gates and thus the impact of the development on the streetscape. Please refer to the above assessment.

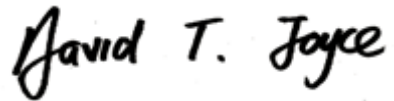
- 2 As such, the proposed development is in general accordance with policies A1, C5 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.
- 3 Your proposals may be subject to control under the Building 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).
- 4 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

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