

Application ref: 2017/6382/P
Contact: Lisa McCann
Tel: 020 7974
Date: 7 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

People + Space
2 Tower House
Tower Centre
Hoddesdon
EN11 8UR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:
15 Camden Park Road
London
NW1 9AX

Proposal: Proposed alterations to the design and reduced height of existing timber fencing boundary treatment to the front forecourt

Drawing Nos: C114_01, C/114_02B.

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

Conditions and Reasons:

- 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:

C114_01, C/114_02B.

Reason:

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

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 application seeks permission for timber fencing above the existing brick wall along the front boundary of the application site. The application originally sought retrospective permission for the existing timber boundary treatment which is sited above the brick boundary wall and measures a max height of 1.9m from the natural ground level along the front boundary of the site. This existing boundary treatment continues along the north west and south east boundary right up to the front elevation of the property. This element of the fencing would have an elevated appearance due to the raised ground level and would appear to have a max height of 2.9m when viewed from Camden Park Road. At present the existing timber boundary treatment to the front of the subject property is considered to appear as an incongruous addition and is unacceptable. An enforcement investigation (ref. EN17/0443) has been opened to take action against this unpermitted development.

Revised plans have been submitted during the course of the application to reduce the height and revise the design of the timber boundary treatment. The revised scheme now proposes a reduced max height to 1.2m along the front boundary and has removed the raised fencing sited adjacent to the front elevation of the property. The revised scheme now includes a slatted design creating a more visually permeable design similar to the existing neighbouring boundary treatment at no.

13.

It was noted on site visit that neighbouring front boundary treatments are a similar design and scale to the revised proposal and would not therefore appear out of character at its lower position. As such, in regard to height and visual permeability, the proposed timber fencing is in keeping with adjacent boundaries and considered to be acceptable. The use of grey painted 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.

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 Camden Square 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.

One objection was received from the Camden Square Conservation Area Advisory Committee. However this objection was subsequently withdrawn following the provision of amended plans to reduce the overall scale and revise the design of the boundary treatment. 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.

4 ENFORCEMENT ACTION TO BE TAKEN

Please note that should the existing fencing not be removed from the property with a 3 month period from the date of this decision, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control and formal action will subsequently be taken.

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