

Application ref: 2018/0450/P
Contact: Matthias Gentet
Tel: 020 7974 5961
Date: 5 April 2018

Development Management
Regeneration and Planning
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Firstplan
Firstplan Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2A Well Walk
London
NW3 1LD

Proposal:

External alterations including replacement of front boundary railings and gate, re-paving of entrance steps and installation of metal railings above enlarged side boundary wall (part retrospective).

Drawing Nos: Email from Agent (07/03/2018); Cover Letter (25/01/2018); Site Location Plan; 1065-AP01; 1065-AP02; 1065-AP03; 1065-AP04 A; 1065-AP05 (Photos).

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 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: Email from Agent (07/03/2018); Cover Letter (25/01/2018); Site Location Plan; 1065-AP01; 1065-AP02; 1065-AP03; 1065-AP04 A; 1065-AP05 (Photos).

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

Informative(s):

- 1 Reasons for granting permission.

The current proposal is in response to an enforcement case reference: EN17/1079 opened following the demolition and rebuilding of the boundary wall, railings and gates without planning permission. Some of the works forming part of this application have taken place and are sought to be retained.

The replacement boundary wall and railings to the front of the site would have a traditional appearance that would largely match the existing boundary treatment at the site and would complement the character of the host property. Similarly, the slight enlargement of the existing side boundary wall and installation of black metal railings would not detract from the original character of the host property and would ensure safe access to the property. The proposed re-paving of the front path and entrance steps to the property is also considered acceptable in design and conservation terms.

The size, design and fabric of the proposed alterations would largely match the existing boundary treatments at the site and would not cause harm to the character and appearance of the host and neighbouring buildings and the surrounding conservation area.

The proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning and appeal history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords

with policies of the London Plan 2016 and the National Planning Policy Framework.

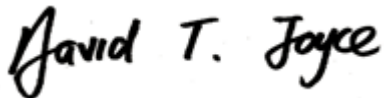
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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