

Application ref: 2018/1534/P
Contact: Emily Whittredge
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Date: 29 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Stuart Stevenson Design
94 Bramfield Road
London
SW11 6PY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Menelik Road
London
NW2 3RS

Proposal: Replacement of existing timber boundary fence to the rear garden.

Drawing Nos: PL-01, PL-02, PL-03, PL-04.

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: PL-01, PL-02, PL-03, PL-04.

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement fence in timber close board panels topped with metal railings would be appropriate in terms of its design and materials. The fence would run along the side and rear boundaries of the rear garden, and would measure a maximum of 2450mm tall, which is 450mm higher than the existing fence. The solid panels would be no higher than the existing, and therefore the additional height added by the railings would not appear overbearing to the adjoining properties, or result in a dominant appearance from their gardens. Likewise, the proposal would not impact neighbouring light levels or privacy compared to the existing arrangement. As such, the development accords with policy in terms of its impact on the host building and on residential amenity.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The application site is not located within a conservation area; nor is it a listed building.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1 and D1. The proposed development also accords with Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, The London Plan 2016, and the National Planning Policy Framework 2012.

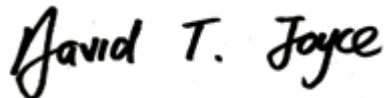
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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