

Application ref: 2018/2354/P
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 30 July 2018

Development Management
Regeneration and Planning
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Barry Whymark
Whymark Moulton Ltd
14 Cornard Road
Sudbury
Suffolk CO10 2XA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
27 Mornington Terrace
London
NW1 7RS

Proposal:
Rebuilding defective rear garden separating walls.
Drawing Nos: 01A- Location Plan, 03A- existing elevations, 02C-Proposed, 2018.05.18
Heritage Statement, 2018.05.18 Design and Access Statement.

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

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this

consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 01A- Location Plan, 03A- existing elevations, 02C- Proposed, 2018.05.18 Heritage Statement, 2018.05.18 Design and Access Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting planning permission:

27 Mornington Terrace forms part of a terrace of 27 Grade II listed yellow stock brick houses dating from the mid-19th Century and situated in the Camden Town Conservation Area. This Conservation Area can be divided into two sub-areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area.

The application seeks to demolish and rebuild a defective rear garden wall dividing the rear gardens of the properties either side of No.27 Mornington terrace. It follows approved application refs 2014/7527/L and 2015/0461/P.

The new wall will be rebuilt from brickwork salvaged from the demolition of the existing wall; where new brickwork is required it will be made up of stock bricks to match laid in a Flemish bond in mortar mix to match the existing wall.

The works are considered to be sympathetic to the special architectural and historic interest of the listed building and curtilage. The wall is not readily visible from the street or from the wider public realm and the works would not be harmful to the character or appearance of the host building, street scene or the Camden Town Conservation Area. The proposed works will not harm neighbouring amenity.

Public consultation was undertaken by means of a press notice and a site notice, but no responses were received. Camden Town CAAC was consulted, but did not respond. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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).

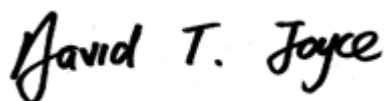
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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