

Application ref: 2018/3078/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 7 August 2018

**Development Management**  
Regeneration and Planning  
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Murray Birrell  
40 Chatsworth Parade  
Queensway  
Petts Wood  
Kent  
BR5 1DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**30-32 Netherhall Mansions**  
**Netherhall Gardens**  
**London**  
**NW3 5TN**

Proposal: Replacement of 2no. existing Tarmacadam pathways to main entrances with dark Indian Sandstone paving

Drawing Nos: 10.962/02 (Site Location Plan), 10.962/02 (Existing Plan) 10.962/03, 10.962/04 & Design and Access Statement & Heritage 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 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 The development hereby permitted shall be carried out in accordance with the

following approved plans: 10.962/02 (Site Location Plan), 10.962/02 (Existing Plan) 10.962/03, 10.962/04 & Design and Access Statement & Heritage Statement.

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.

Proposed is the replacement of the existing tarmacadam footpaths leading to the front entrances of nos. 30 & 32 Netherhall Gardens with dark Indian sandstone paving. The properties are within the Fitzjohn's Netherhall Conservation Area, however there are no nearby listed buildings.

It is considered that this would be a relatively minor development serving to replace the non-original tarmacadam footpaths to these properties. The additions to the front of the property, despite being entirely visible within the public realm, would not be immediately prominent. The proposed material would be an appropriate finish, and would serve to preserve the character, appearance and historic interest of the properties and surrounding conservation area.

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.

Given the minor scale of the proposed alterations, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

No objections have been received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2

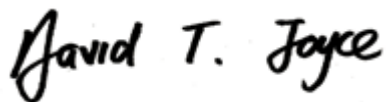
& A1 of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2018).

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