

Application ref: 2018/2211/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 9 August 2018

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:  
**1-44 Denyer House**  
**Highgate Road**  
**London**  
**NW5 1BN**

Proposal:  
Demolish and rebuild retaining wall forming part of access route to the rear of Denyer House and erection of new metal railings above.

Drawing Nos: 13/172 - 05, Planning Statement prepared by Whymark Moulton, Structural Impact Statement dated April 2018, and cover letter dated 26 April 2018.

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: 13/172 - 05, Planning Statement prepared by Whymark Moulton, Structural Impact Statement dated April 2018, and cover letter dated 26 April 2018.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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 Reason for granting permission

The proposed works involve the demolition and re-build of part of the existing retaining wall running along the North West boundary of the site adjacent to The Manse and Grove End Lodge. The works are necessary as the existing wall has become unstable and unsafe. The wall would be rebuilt like-for-like using existing bricks where possible, with matching salvaged bricks as necessary. The only alteration would be the addition of new simple metal railings atop the wall, to make the wall building regulations compliant where it wasn't previously. The new railings would match those already in place on the adjoining section of wall, and as such, the works are considered to constitute a minor alteration that would preserve the appearance of the site and the character and appearance of the wider Dartmouth Park Conservation Area.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or privacy,

One comment has been received and addressed in the attached consultation summary prior to the determination of this application. The planning history of the site 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

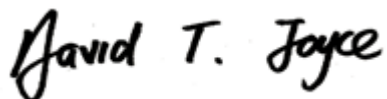
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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