

Application ref: 2017/6713/P
Contact: Jaspreet Chana
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Date: 16 August 2018

Development Management
Regeneration and Planning
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Mr Peter Morris
82 South Hill Park
London
NW3 2SN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
80-90 South Hill Park
London
NW3 2SN

Proposal:
Demolition of part of an existing boundary timber fence and replacement with metal railings

Drawing Nos: 80-90-001, 80-90:002, 80-90:003, 80-90:004, 80-90:005 Rev A,

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: 80-90-001, 80-90:002, 80-90:003, 80-90:004, 80-90:005 Rev A,

Reason:

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

Informative(s):

1 Reasons for granting permission:

The existing fence is made up of two sections and is within the curtilage of 80-90 South Hill Park which are a terrace of Grade II Listed Buildings. The first section of the fence, to the northern end which encloses what use to be an electricity sub-station but now is part of the communal garden. This northern part of the fence is to be retained. The second section of the fence runs south across the site down to the pond and incorporates a trellis.

The proposal involves the replacement of the close boarded fence from where the substation use to be sloping down towards the pond with metal railings. The existing fence is in a poor state of repair, with various posts having decayed and are at risk of falling in various places.

The new design would incorporate a steel post and arrow head railings painted in dark brown/green matt colour finish. The new design style and finish would match many other examples around Hampstead Heath, including around the perimeter of Kenwood House which is adjacent to the subject site. The proposed arrowhead railings would appear suited to the subject site and would be more practical and durable than if being replaced by a close boarded fence within the location of substantial planting.

The proposed railings would not result in any significant loss of residential amenity to the neighbouring properties from loss of light or be overbearing as they will be set over 15-20 metres away from the rear of properties and would be placed in the woodland.

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

The new railings, would be modest in size and scale and would be of an appropriate design, colour and material. They would therefore be considered acceptable and in accordance with the character and appearance of the existing Grade II Listed Buildings site and the surrounding Park Hill Conservation Area.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 proposal is in general accordance with policies A1, A3, 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.

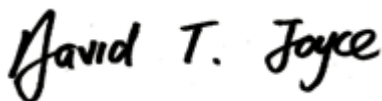
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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