

Application ref: 2018/2974/P
Contact: Sofie Fieldsend
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Date: 18 September 2018

Development Management
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Detailed Planning Ltd
Unit 6 St Albans House
St Albans Lane
Golders Green
NW11 7QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21 Netherhall Gardens
London
NW3 5RL**

Proposal:

Demolition and reconstruction of part of the front boundary wall and gate posts. Front landscaping alterations

Drawing Nos: 1471CF_FUL: SH1 and 1471CF_FUL: SH2.

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 policies D1 and D2 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:

1471CF_FUL: SH1 and 1471CF_FUL: SH2.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal will replace part of the existing front boundary wall adjacent to No.23 Netherhall Gardens. It is noted from a site visit that this part of the wall was in a poor state of repair. The boundary wall and pier will be rebuilt to match existing using the original bricks where possible. Any new brick and pointing will match the existing. The existing concrete front path will be replaced with grey slate paving slabs. The proposal in terms of its siting, scale, materials and design would enhance the character and appearance of the host property and the wider conservation area.

As the development matches the dimensions and siting of the existing wall and path it is not considered to have an adverse impact on the amenity of neighbouring properties in terms of noise, privacy, overlooking or loss of light.

No comments were received during the consultation period. The CAAC raised no objection but commented that bricks should be reclaimed, lime mortar should be used and that tree roots considered. The planning history of the site has been taken into account when coming to this decision.

There are no trees in the front garden, only a shrub is present. Tree officers were consulted and raised no objection to the scheme.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies, A1, D1 and D2 of the London Borough of 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).

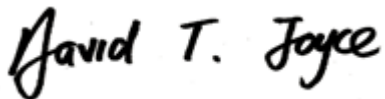
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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