

Application ref: 2018/2928/P
Contact: John Diver
Tel: 020 7974 6368
Date: 28 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

5 Arches Design & Planning
50 Oak Road
Glinton
Peterborough
PE6 7LD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
13 St Augustine's Road,
London
NW1 9RL

Proposal:

Alterations to front boundary treatment and garden including: the removal of no.2 piers and a gate and replacement with dwarf wall and metal railings; the repositioning and sizing of bin store; and relandscaping all in connection with residential units (Class C3)
Drawing Nos: Location Plan (5ADP 566-01), Proposed front garden plan (5ADP 566-02e) dated June 2018, Proposed front elevation (5ADP 566-02e) dated June 2018, Proposed front garden section (5ADP 566-02e) dated June 2018, Tree Impact Survey report (produced by Project Trees, dated 25/04/18)

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 policy 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: Location Plan (5ADP 566-01), Proposed front garden plan (5ADP 566-02 rev E) dated June 2018, Proposed front elevation (5ADP 566-02 rev E) dated June 2018, Proposed front garden section (5ADP 566-02 rev E) dated June 2018, Tree Impact Survey report (produced by Project Trees, dated 25/04/18)

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

- 4 Notwithstanding approved elevation drawing 5ADP 566-02e, detailed elevation and section drawings of the replacement front railings and gate shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. Such details shall be drawn at a scale of 1:10. The relevant part of the works shall then be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The construction of the replacement front boundary treatment shall be completed in strict accordance with the design and construction methodology outlined in the hereby approved Tree Impact Survey report (produced by Project Trees, dated 25/04/18).

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The host building was converted into flats following application 2013/5715P dated 04/02/2014. During the implementation of this permission, works were completed to the front boundary wall and garden area which were not in accordance with approved plans. The retention of the as-built boundary alterations was not consider acceptable following application 2017/5311/P which was withdrawn after a warning of refusal. Following an enforcement investigation, this application was submitted which seeks to amend to the

existing in order to rectify its appearance.

The proposed scheme would include the removal of two brick piers, one gate and the railing installed to the front boundary and its replacement with a brick dwarf wall with railings above. A new gate would be installed within the existing opening and the existing door furniture (letterboxes and plaques) would be removed. Within the garden the existing bin store would be reduced in depth to allow for an access path to be laid to the ground floor front door.

The proposed alterations to the front boundary are considered to significantly improve the existing situation by replacing the existing with treatment that would remain in keeping with the prevailing character of the conservation area, in terms of its solidity, materiality and the rhythm of gate openings along the street. While the principle of a painted black railing and gate to this front boundary remains acceptable, the design shown on elevation is thought to appear overly fussy and requires further consideration. This can reasonably be secured via a condition. The reduction to the existing bin store and soft landscaping would also help to improve the existing situation. The works have been reviewed by a conservation officer who raised no objection, subject to the conditions applied.

Within the front garden is a mature tree which is protected by virtue of its age and location within a conservation area. Submitted alongside the application is a Tree Impact Survey note from a consultant arboriculturalist which outlines a methodology for the design and construction of the dwarf wall to avoid damage to the tree. This has been reviewed by a tree officer who confirms that the works are acceptable subject to a condition requiring the works to be carried out in accordance with this report.

The proposed works would not result in any detrimental impact upon the amenities of any neighbouring resident. No responses were received following the public consultation process. 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 Planning (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 D1, D2, A1 and A4 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 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 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).

4 ENFORCEMENT ACTION TO BE TAKEN

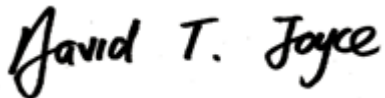
The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control should works to implement the hereby approved scheme not have commenced within 4 months from the date of this decision

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.

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