

Application ref: 2018/5989/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 18 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 Ornan Road
London
NW3 4QB

Proposal: Erection of timber boundary fence, replacement of existing timber fence and trellis with new design to front garden.

Drawing Nos: Location Plan_EX-00_02, Existing Plan_EX-01_02, Proposed Plan_PA-01_02, Proposed Front Elevation_PA-02_02

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_EX-00_02, Existing Plan_EX-01_02, Proposed Plan_PA-01_02, Proposed Front Elevation_PA-02_02]

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.

The site is located on the North West side of Ornan Road within the Fitzjohns/Netherhall Conservation Area. The subject property forms part of a group of 3 (nos. 26-30) 1970s properties built in dark bricks with large openings and generous forecourts enclosed by matching brick walls of a low height. No. 26 features a set of white railings over the boundary wall while no. 28 features a timber fence painted black and matching gates.

The proposed wooden boundary fence and trellis on the west boundary of the forecourt would be very similar to the existing fence and trellis granted on the 20/11/2012 (ref: 2012/5322/P). The replacement of the trellis and fence with solid timber panels would therefore not cause harm to the appearance of the building. The proposed fence at no. 30 is of a similar appearance and height to the fence of no. 28 although it is of a different colour, and therefore the proposal is considered to relate well to its immediate neighbour and harmless to the character and appearance of this part of the conservation area.

The proposed works do not raise any residential amenity issues in terms of loss of outlook or light.

The site's planning history and relevant appeal decisions were 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 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Two comments supporting the design of the application were received. One objection was received prior to making this decision, which has been duly considered. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 2019.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer