

Application ref: 2019/2302/P
Contact: Obote Hope
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Date: 10 May 2019

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Fiona Murphy
Flat 1
28 Fellows Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
28 Fellows Road
London
NW3 3LH

Proposal: Details of the condition 2 (manufacturers specification of the brickwork, railings and gate) as required by planning permission 2018/4599/P dated 26/03/2019 for the rebuilding of pillars at front of house and replacement of the existing wall with metal railings.

Drawing Nos: Cover letter dated 24th April 2019.

Informative(s):

1 Reasons for granting permission:

Condition 2 requires details of the boundary wall pillars and railings to the front to be provided in order to safeguard the appearance of the premises and the character of the immediate area.

The brick proposed would be reclaimed gaunt brick from the original pillars, which is the same type as the one used in construction of the original dwelling and is considered acceptable.

The proposal includes the provision of black iron Victorian railings that would also be used for the proposed gates and the railings would black hammer finish paint. The railings would be of 20mm width with a distance of 125mm in between, and decorative finials on top. The details provided demonstrate that the proposed railings would not detract from the appearance of the host building, streetscene and wider conservation area, particularly given the dilapidated state of the boundary wall, and they would allow the existing tree to be preserved.

The post with finial tops would be approximately 100 x 100mm. The details provided are considered sufficient to demonstrate that due to their design and appearance, they would conserve the character and appearance of the host building.

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.

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

As such, the details provided are considered sufficient to safeguard the appearance of the premises and the character of the immediate area in general accordance with policies D1 and D2 of London Borough of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 2 You are advised that all conditions relating to planning permission 2018/4599/P granted on 02/04/2019 which need details to be submitted, have been approved.

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



Daniel Pope
Chief Planning Officer