

Application ref: 2019/1551/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 15 July 2019

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

NG Architect
Flat A
23A South Villas
LONDON
NW19BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23 South Villas
London
NW1 9BT

Proposal:
Erection of new brick boundary wall with railings, installation of gates, bin store and window box
Drawing Nos: 01 Location Plan, 06A, 03A, 05, 02, 04, 23 South Villas Design Statement

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 [01 Location Plan, 06A, 03A, 05, 02, 04, 23 South Villas Design Statement]

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

Informative(s):

- 1 Reason for granting approval:

The application site is a four storey terraced building located within the Camden Square conservation area. The building is in use as a House in Multiple Occupation (HMO).

The proposal involves the erection of a new brick front boundary wall with black metal railings. The proposed brick boundary wall with railings would be an improvement on the existing rendered brick wall. The proposed railings are considered acceptable given their scale and use of appropriate materials. There are examples of wrought iron railings elsewhere on the street in particular at nos. 7, 9, 15 and 32. It is also noted that a similar development, which involved the installation of iron railings above an existing boundary wall, was approved at neighbouring no. 24 under ref. 2016/3370/P dated 23/08/2016. The proposal would incorporate some soft landscaping which will soften the appearance of the boundary treatment.

The proposed timber open slat bin store would be concealed behind the boundary wall. The bin store will prevent bins being visible from the street and is considered acceptable in design terms. The window box metal work would be reinstated to match no. 22 and 24 which is welcomed in heritage terms. The installation of pigeon roosting fine-wire at eaves level is considered acceptable and would not harm the appearance of the building.

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.

Policy A1 (Managing the impact of development) states that the Council will seek to ensure that the amenity of neighbours is protected. The factors we will consider include: visual privacy, outlook; sunlight and daylight and overshadowing. The proposal would not give rise to residential amenity impacts.

One comment was received and duly taken into account. No objections were received in relation to the application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan March 2016, and the National Planning Policy Framework 2019.

- 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).

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