

Application ref: 2019/2638/P
Contact: Matthew Dempsey
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Date: 25 September 2019

Development Management
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Fraher & Findlay
First Floor Unit F
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

29 Netherhall Gardens
London
NW3 5RL

Proposal:

Installation of gates to front boundary (with associated works), York stone paving to front and erection of refuse store and bicycle stands.

Drawing Nos: Site Location Plan, Design and Access Statement Parts 1&2, 1914PL001 Rev P01, 1914PL002 Rev P01, 1914PL003 Rev P05, 1914PL004 Rev P05, 1914PL006 Rev P04, 1914PL007 Rev P01.

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 Site Location Plan, Design and Access Statement Parts 1&2, 1914PL001 Rev P01, 1914PL002 Rev P01, 1914PL003 Rev P05, 1914PL004 Rev P05, 1914PL006 Rev P04, 1914PL007 Rev P01.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the front driveway/ garden are considered acceptable in terms of scale, design and materials. The existing front area had been somewhat neglected and the proposed alterations will reinstate some original features and provide coherence to the property's visual appearance.

A new waste bin store will be constructed of brick to match the brickwork on the host property and will discreetly conceal the waste bins from view and will prevent wildlife from disturbing these.

In addition the new bin store shall include a biodiverse sedum roof finish to provide habitats and feeding opportunities for birds, bats and invertebrate, as well as assisting with sustainable urban drainage requirements.

Two new bicycle stands are proposed to be fitted adjacent to the main entrance and are considered beneficial as they will promote sustainable transport at this property.

New sandstone paving shall be laid to improve the appearance of the driveway and will match the paving at the main entrance to the house and side passageway. There will also be some levelling off achieved through this installation to improve access and remove any trip hazard between public and private realm.

Due to the existing basement room beneath the front driveway, it is not appropriate to specify a permeable surface here. However the green roof to the bin store would provide some mitigation.

A new gate pier, to match the existing, along with a new wall to match the existing wall at the main entrance shall be constructed from brick. The render treatment shall be removed from the existing piers and walls to reveal the original brick to match that on the host property.

An original gate has been retained and shall be re-installed at the main entrance along with a new matching decorative gate to be installed at the side

passage. All gates shall be fitted to open inwardly so as not to obstruct the highway.

No objections have been received prior to making this decision. The planning history of the site has been 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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