

Application ref: 2019/3986/P  
Contact: Nathaniel Young  
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Date: 26 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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R S Studio  
Beechwood  
Ryedown Lane  
East Wellow  
Romsey  
SO51 6BD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Wiblin Mews**  
**Kentish Town**  
**London**  
**NW5 1XA**

Proposal: Erection of replacement rear and side boundary fence and installation of opaque glass screen to rear boundary.

Drawing Nos: 1150-LOJ-01 Rev A, 1150-LOJ-02 Rev A

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 of the London Borough of Camden Local Plan 2017, and Policy D3 (Design

Principles) of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1150-LOJ-01 Rev A & 1150-LOJ-02 Rev A

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development includes the following alterations to the boundary treatment of the garden

- Replacement of existing side boundary wire mesh fence with cement board fixed to posts with increase in overall height.
- Building up of timber cladding on rear boundary wall.
- Installation of obscured glass screen to rear boundary to replace temporary wire fencing.

In terms of design, the proposed alterations are considered acceptable. The newly proposed fencing and screening would replace low quality wire fencing which appear to be temporary measures. The proposed fencing and screening is considered to be an improvement to the existing wire fencing which detracts from the visual amenity of the area. The new timber cladding would match the existing and would be built up to cover the unattractive side elevation of the garage located to the rear of the subject site. The timber cladding would align with the height of the replacement side boundary fence and is also considered a minor improvement to visual amenity to what currently exists.

In terms of residential amenity, the proposed alterations are considered acceptable. The increase in height and change to cement boarding of the east side boundary fence would not cause harm as it adjoins a car park, affecting no residential properties. The building up of the timber cladding to the rear boundary wall would not cause harm as it would be fixed to the side elevation of a garage. The air bricks which are covered by the timber cladding are already blocked up internally and therefore would have no effect on the ventilation of the garage.

Behind the proposed obscured glass screen is an outdoor shared access alleyway where a number of entrance doors to neighbouring flats are located. Within this alleyway there are no habitable windows, only entrance doors. The proposed screen would prevent overlooking into the subject property's garden but would still allow light into the alleyway without obstructing outlook to any existing properties. While the proposals would some sense of enclosure to the end of the alleyway, the glazed screen would allow good levels of light to be maintained, would be an improvement on the current wire mesh fencing and would not appear overly defensive in character. Officers note that there is a habitable window at first floor level facing the subject site which is partially obstructed by the existing wire mesh fencing. The proposed obscured glass screen would be reduced in height in comparison to the existing fencing

ensuring there would be no loss of outlook.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2, A1 and A5 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer