

Application ref: 2019/4236/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 13 December 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Q Square
Kemp House
152-160 City Road
London
EC1V 2NX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

251 Goldhurst Terrace
London
NW6 3EP

Proposal:

Erection of new railings, gates and brick piers to front garden as a means of enclosure to residential building (Class C3).

Drawing Nos: 4742/PA/01; 4742/PA/G/02; 4742/PA/G/03; 4742/PA/G/04a;
4742/PA/G/05; 4742/PA/G/06a; 4742/PA/G/07.

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: 4742/PA/01; 4742/PA/G/02; 4742/PA/G/03; 4742/PA/G/04a; 4742/PA/G/05; 4742/PA/G/06a; 4742/PA/G/07.

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

Informative(s):

- 1 Reasons for granting permission:

The streetscene has a mixed character in terms of boundary treatment but is mainly characterised by low brick boundary walls with railings. The proposal is for a new boundary enclosure to the front garden's street elevation, including a low brick boundary wall with railings on top, two gates for existing vehicular accesses and one gate for pedestrian access. These would fit in with the existing street character and be similar to the style and height of neighbouring properties' front boundaries.

Currently the sides of the front garden are bordered by hedges. The proposal would aim to retain the hedges and include a line of railings and piers along the side. The height, dimensions and type of railings would match the front ones. The proposed railings would have simple detailing with traditional finials and bars, which are considered appropriate in the existing context.

Overall, the proposal would preserve the character and appearance of the front garden, host building and streetscene, and wider conservation area. 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.

Due to the proposal's nature and location, it is not considered that any harm would be caused to neighbouring amenity.

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 proposed development is in general accordance with policies A1, A3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 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.
- 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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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