

Application ref: 2019/4443/P  
Contact: Laura Hazelton  
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Date: 15 January 2020

**Development Management**  
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Rosenfelder Associates  
10-12 Perrin's Court  
London  
NW3 1QS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**St Johns Wood Park**  
**Prince Albert Road**  
**London**  
**NW1 7ST**

Proposal:

Variation of condition 2 (approved drawings) of planning permission reference 2016/2892/P dated 30/10/2019 for the 'Erection of pairs of poles with clear wire between the poles at 13 locations across the Borough forming part of the North Westminster Eruv'; namely, to relocate 2 poles, ref nos. 17B (St John's Wood Park) and 25A (Prince Albert Road).

Drawing Nos: 881.001 rev. B, 881.002 rev. B, 881.15 rev. C, 881.15.1, 881.16 rev. A, 881.17A EAST rev. A, 881.17B WEST rev. D, 881.18A WEST, 881.18B EAST, 881.19A NORTH, 881.19B EAST, 881.20 rev. B, 881.21 rev. B, 881.22 rev. A, 881.23 rev. D, 881.24 rev. A, 881.25A rev. B, 881.51A; Design, Heritage and Access  
Statement ref: NWE.881.

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 the original permission (reference 2016/2892/P approved 30/10/2019).

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 881.001 rev. B, 881.002 rev. B, 881.15 rev. C, 881.15.1, 881.16 rev. A, 881.17A EAST rev. A, 881.17B WEST rev. D, 881.18A WEST, 881.18B EAST, 881.19A NORTH, 881.19B EAST, 881.20 rev. B, 881.21 rev. B, 881.22 rev. A, 881.23 rev. D, 881.24 rev. A, 881.25A rev. B, 881.51A; Design, Heritage and Access Statement ref: NWE.881.

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

- 3 Final technical details and a full schedule of the heritage poles to be erected in Conservation Areas, and in the setting of Listed Buildings, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The heritage poles shall be erected in accordance with the final technical details and schedule.

Reason: In order to safeguard the special significance of the heritage assets in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission:

The proposed amendments include the re-siting of previously approved pole locations. The relocation is necessary due to the increased size of younger trees in the vicinity of connecting wires since the original drawings were prepared.

Pole B, Location 17 would be moved approximately 75m further south along St John's Wood Park so that it would be located directly opposite pole A in front of Park Lodge. As such, the distance between the two poles and the required length of wire would be significantly reduced which is considered an improvement in terms of the visual impact. The new pole location would be in front of car parking garages directly adjacent to the boundary wall and as such, would not harm neighbouring amenity or significantly reduce the footpath width.

Pole A, location 25 would be moved further east along Prince Albert Road to sit in front of the boundary wall between nos. 18 and 19 rather than nos.22 and 23. An existing traffic sign would be used and extended, which is considered preferable to the previous proposal to install a new pole, and would reduce the visual impact of the proposals. The pole would be visible from the front windows of the Prince Albert Road properties, but would not cause harm to their outlook, nor would it noticeably reduce the width of the public highway.

Overall, the proposed amendments are considered acceptable, and would preserve the character and appearance of the streetscenes and Primrose Hill

Conservation Area. The proposed amendments are acceptable in amenity and transport terms.

No comments were received prior to issuing this decision. The planning and appeal history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, C6, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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.

- 4 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer