

Application ref: 2020/0255/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 25 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Projection Architects Ltd
Flat 7
30 Gloucester Crescent
London
NW1 7DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
48 A Netherhall Gardens
London
NW3 5RG

Proposal: Installation of door to front boundary treatment, alteration to side boundary treatment, installation of front porch and shed to front yard.

Drawing Nos: Location Plan, A02-G, A04-G, A03-G, A05-G, A07-G, A06-G, A09-G, A08-G, A011-G, A10-G, A12-G, A-13-G

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 [Location Plan, A02-G, A04-G, A03-G, A05-G, A07-G, A06-G, A09-G, A08-G, A011-G, A10-G, A12-G, A-13-G]

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

Informative(s):

- 1 Reasons for granting permission.

The creation of a new pedestrian entrance door would match the design of the existing garage door and is considered in keeping with the character of the street. The replacement of the timber portion of the boundary wall with brick to match the existing is an improvement on the existing. The height of the altered boundary wall would be the same as the existing which is considered to be acceptable.

The creation of a glazed front porch is considered acceptable in this unusual instance. The use of glazing for the porch is considered to be acceptable as it would match the existing glazed doors to the front elevation of this property. The porch would not be immediately prominent from the public domain by virtue of the high front boundary treatment.

The removal of the existing two timber storage sheds and replacement with a single brick bin storage is considered on balance to be acceptable in design terms. The proposed brick bin store would have a smaller footprint than the existing two timber sheds and would be set below the front and side boundary walls, therefore being screened from immediate public views.

Due to the scale and orientation of the proposed works and location of the site there will be no adverse impact to the amenity of neighbouring properties in terms of overlooking, loss of light or added sense of enclosure.

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.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1,

D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal 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 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.

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