

Application ref: 2019/3351/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 3 April 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

JPPC - Chartered Town Planners
JPPC
Bagley Croft
Hinksey Hill
Oxford
OX1 5BD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
56 Avenue Road
London
NW8 6HT

Proposal: Reconstruction of front boundary wall with associated works.

Drawing Nos: Site Location Plan 17159-101, Block Plan 17159 -PP0001, Existing Plans 17159-SU0001, Proposed Plans 17159-PP0001, Arboricultural Impact Assessment.

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 17159-101, Block Plan 17159 - PP0001, Existing Plans 17159-SU0001, Proposed Plans 17159-PP0001, Arboricultural Impact Assessment.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reason for granting permission:

The proposed replacement front boundary wall and brick gate piers will match the existing wall in terms of design, scale, height and materials. Ironwork including railings and gates shall be retained and reinstated following reconstruction of the wall and piers. Stone finials shall also be retained and reinstated to the new brick piers. Following development there will be very little noticeable difference to the boundary treatment.

Three mature trees and some hedging shall be removed from immediately behind the front boundary as part of the development, however; these elements shall be replaced as per the submitted arboricultural impact assessment to the satisfaction of the Council Tree Officer. One mature tree to the Southern corner of the site shall be protected during construction and retained.

The proposal is not considered to give rise to amenity concerns in terms of loss of light outlook or any other impact, and; the proposed works are not considered to cause any impacts on public safety.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent Elsworthy 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 2013.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area 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 Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

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