

Application ref: 2019/0632/P
Contact: Emily Whittredge
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Date: 5 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Akelius Residential Limited
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Bond Court
5 Arkwright Road
London
NW3 6AA**

Proposal:

Landscaping and alterations to front garden including introduction of new garage door, bin enclosure, cycle racks, sleeper planters and sandstone paving along with cleaning and re-pointing of existing masonry boundary wall.

Drawing Nos: 5AR-00- 04/01/2019 - P 02 B, 5AR-00- 04/01/2019 - P 01 B, 5AR-00- 04/01/2019 - P 03, 5AR-00- 04/01/2019 - EX 01 A, 5AR-00- 04/01/2019 - EX 02 A, T13/01/A, OS Site Location Plan.

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: 5AR-00- 04/01/2019 - P 02 B, 5AR-00- 04/01/2019 - P 01 B, 5AR-00- 04/01/2019 - P 03, 5AR-00- 04/01/2019 - EX 01 A, 5AR-00- 04/01/2019 - EX 02 A, T13/01/A, OS Site Location Plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement garage doors are in largely the same style and detailing as the existing and will preserve the character and appearance of the host building and the wider Fitzjohns Netherhall conservation area.

The cleaning and repointing of the brickwork of the front elevation to match the existing does not require explicit planning permission and therefore no objection is raised to this element of the development.

The proposal will not materially increase the area of paving in the front garden, and areas of planting as well as a tree are retained/reinstated. The proposal was amended to omit the raised bed around the existing mature Prunus tree, which is to be retained, in response to objections from the Council's tree officer. As such, the development will not result in harm to trees on or adjoining the site and will overall preserve the capacity for biodiversity on the site.

No increase is proposed to the amount of car parking on the site, and the development therefore complies with policy T2 of the Local Plan. The development does not include any change of use that would require secure cycle parking, although the addition of Sheffield cycle stands is welcomed.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 and T1 of the London Borough of Camden Local Plan 2017. The

proposed development 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 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 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.

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