

Application ref: 2020/0303/P
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Date: 5 May 2020

Development Management
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TR Studio
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
63 Ornan Road
London
NW3 4QD

Proposal:

Erection of vehicle and pedestrian gate and railings to front boundary wall and replacement hardstanding to house (Class C3).

Drawing Nos: Site location Plan, Planning Statement, Design and Access Statement (TRS108_ST)100 Rev D, 101 Rev C

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, Planning Statement, Design and Access Statement (TRS108_ST)100 Rev D, 101 Rev C

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the front boundary wall and hardstanding are considered appropriate in scale, design and materials for the character of the host building and surrounding area. The original proposal consisted of 'open' brick wall and perforated metal gates to a height of 1.5 metres resulting in a defensive boundary. Following officer advice, the proposal has been amended to retain the dwarf brick wall and introduces brick piers and capping to match. The gates and railings consist of metal vertical balustrading. There is a contrast in architectural style on Ornan Road and there is some variation to the front boundary treatments on the south side of the road. Therefore, the proportions and materials of the proposed alterations would be sympathetic to the character and appearance of the property and would be considered acceptable. While there is some impact from the increased boundary height, the proposals would secure the boundary whilst retaining views between the site and street, therefore, would not have a detrimental effect on the street-scene. The boundary treatment would preserve the character and appearance of the adjacent Fitzjohn's/Netherhall Conservation Area (to the north of Ornan Road).

The replacement hardstanding would be less than half of the garden retaining the balance between hard and soft landscaping with be considered appropriate in terms of drainage.

Following the amendments, given the minor nature of the development, the proposals would not adversely impact on the amenity of neighbouring residential occupiers.

One objection was received from a local amenity group and was withdrawn following the amendments. The site's planning history was considered in the determination of this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohn's/ Netherhall Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

(Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of 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 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



Daniel Pope
Chief Planning Officer