

Application ref: 2020/1674/P
Contact: Laura Hazelton
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Date: 19 June 2020

Development Management
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Rosenfelder Associates
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NW3 1QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Various locations in London

NW1

NW3

NW5

NW8

Proposal:

Variation of condition 2 (approved drawings) of planning permission reference 2016/1436/P dated 26/11/2019 (as amended by 2019/6076/P dated 15/01/2020) for the 'Erection of pairs of poles with clear wire between the poles at 37 locations across the Borough comprising the Camden Eruv'; namely, the omission of location 55 pole C (Chalk Farm Road) and installation of 2 poles adjacent to 77 and 100 Chalk Farm Road, changes to location 56 (omit posts under Juniper Crescent railway bridge and installation of new poles adjacent to flank wall of 48 Chalk Farm Road and 1 Ferdinand Street) and addition of posts to railway arches on Hartland Road, Hawley Road, Castlehaven Road, and Chalk Farm Road and clear polycarbonate fillets to Hawley Wharf arches.

Drawing Nos: 868.54.1, 868.54.2, 868.54.3, 868.54.4, 868.54.5, 868.54.6, 868.55.1
rev. A, 868.55.2

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 planning permission reference 2016/1436/P approved 26/11/2019.

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2019/6076/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

868.001 rev. B, 868.002 rev. B, 868.01 rev. B, 868.02 rev. B, 868.03A rev. C, 868.03B rev. C, 868.04A rev. B, 868.04B rev. B, 868.05A rev. B, 868.05B rev. C, 868.06 rev. B, 868.07 rev. B, 868.08, 868.23 rev. A, 868.24A rev. B, 868.24B rev. B, 868.25A rev. A, 868.25B rev. B, 868.26 rev. C, 868.27A rev. B, 868.27B rev. B, 868.28A&B.1 rev. A, 868.28C&D.1 rev. A, 868.30 rev. C, 868.31A rev. A, 868.31B rev. A, 868.31B rev. A, 868.32A rev. B, 868.32B rev. B, 868.33A rev. B, 868.33B rev. B, 868.34A rev. C, 868.34B rev. D, 868.35A rev. C, 868.35B rev. C, 868.37A rev. D, 868.37B rev. D, 868.38A rev. B, 868.38B rev. B, 868.40A rev. A, 868.40B rev. A, 868.41A rev. B, 868.41B rev. C, 868.42A rev. B, 868.42B rev. B, 868.43A rev. D, 868.43B rev. D, 868.43C rev. D, 868.43D rev. D, 868.47A, 868.47B, 868.48 rev. A, 868.49 rev. B, 868.50 rev. C, 868.51 rev. A, 868.52 rev. A, 868.53 rev. D, 868.54 rev. A, 868.54.1, 868.54.2, 868.54.3, 868.54.4, 868.54.5, 868.54.6, 868.55A rev. D, 868.55B rev. D, 868.55.1 rev. A, 868.55.2, 868.57 rev. A, 868.61B rev. B, 868.SK.53 and Design, Heritage, Social Cohesion and Access Statement ref: C.868.

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

- 3 Pole 28A must be painted white to match the side elevation of Capo di Monte.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Pole 41B shall be painted in accordance with details approved under reference 2019/5978/P dated 03/03/2020 or other such details as submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building and streetlamp in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The heritage poles shall be erected in accordance with the final technical details and schedule approved under reference 2019/5978/P dated 03/03/2020 or other such details submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 or changes to the suitability of previously approved locations since the original drawings were prepared.

The proposals include the omission of pole 55C which was previously located on an existing pole on the Grade II* listed Stables wall, and location 56 posts under Juniper Crescent railway bridge.

Two new poles would be added (55.1 A & B) to the southern end of Ferdinand Street to replace pole 55C. This amendment would remove the need for a pole next to the Grade II* listed wall which is an improvement in heritage terms, and is welcomed.

Two new poles (55.2 A & B) are proposed adjacent to 74-77 and 100 Chalk Farm Road. Pole 55A would be located to the eastern boundary of the Grade II* listed Roundhouse and is not considered to harm the setting of the listed building.

The proposals include the addition to location 54 to include a number of small 1.05m posts to railway arches on Hartland Road, Hawley Road, Castlehaven Road, Chalk Farm Road and Hawley Wharf.

Overall, the proposed amendments are considered acceptable, would be an improvement on the previously approved pole locations, and would preserve the character and appearance of the conservation area.

The Council's Transport Officer has assessed the proposed amendments and confirmed they are acceptable in 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.

As such, the proposed development is in general accordance with A1, C6, D1, and T1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. 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).
- 5 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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