

Application ref: 2020/1981/P
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Development Management
Regeneration and Planning
London Borough of Camden
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London
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www.camden.gov.uk/planning

Mr Jean-Jacques Lorraine
The House
Lissenden Gardens
London
NW5 1ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The House
Lissenden Gardens
London
NW5 1ND

Proposal:
Erection of garden pergola

Drawing Nos: A-10 rev 1, P_02, P_03, P_04, P_05, P_06, P_07, P_08, P_09, P_10, P_11, Proposed site plan received 09/07/2020 and Design and Access Statement dated May 2020.

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: A-10 rev 1, P_02, P_03, P_04, P_05, P_06, P_07, P_08, P_09, P_10, P_11, Proposed site plan received 09/07/2020 and Design and Access Statement dated May 2020.

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

Informative(s):

1 Reasons for granting permission.

The proposal is for a timber pergola to the eastern elevation of the application building within the existing garden area. The pergola would measure 2.5m high from the highest ground level increasing to 2.7m at the lower ground level, 3.65m wide and 5.8m long and would be installed between the side elevation of the building and the eastern boundary fence. The existing fence would be increased in height slightly in certain locations to match the height of the pergola, with matching timber slats to what has already been installed.

Although the pergola would be installed to the side elevation of the building, it would be within the existing garden space and subject to limited views from the public realm given the existing boundary treatment fronting Lissenden Gardens. The timber pergola would be subordinate in size and sympathetic in design given its garden setting. As such, the proposals are considered to preserve the character and appearance of the host building and this part of the Dartmouth Park Conservation Area.

The pergola would reduce opportunities for overlooking between occupants of the host building and the neighbouring mansion block, and due to the height and location of the structure, would not impact daylight or sunlight to neighbouring windows.

One objection and two comments were received prior to determination which have been duly considered in the attached consultation summary. The planning history of the site has been taken into account when coming to 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 of the Planning (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 D1, D2 and A1 of the Camden Local Plan 2017 as well as policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan (2020). 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 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



Daniel Pope
Director of Economy, Regeneration and Investment