

Application ref: 2020/1969/P
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Date: 30 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
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JPA Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1B Lady Margaret Road
London
NW5 2NE

Proposal:
Erection of railings and gate following demolition of part of garden wall.
Drawing Nos: Site Location plan 517/LOC/01, 517/L/01, 517/L/02, 517/L/03, 517/L/04, 517/L/05, 5079/60 L1 T3. Design and Access Statement, Design Considerations 11/06/2020.

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 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 517/LOC/01, 517/L/01, 517/L/02, 517/L/03, 517/L/04, 517/L/05, 5079/60 L1 T3. Design and Access Statement, Design Considerations 11/06/2020.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including elevations and sections at 1:10 of gate and boundary treatment;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The single family dwelling on site was designed and built by Architect Richard Burton CBE between 1980-1990, this included the construction of the existing boundary wall with circular metal pivoting gate as the main entrance through to the private property. Integral to the original design of the house was the retention of the mature Plane tree, close to the boundary fronting Lady Margaret Road. The mature Plane tree has continued to grow, and has begun to damage the boundary wall. It has also meant that the existing pivoting gate can no longer function properly.

Permission is sought for the removal of a section of the wall and gate, with the brick work to be made good incorporating details of the original entrance. The application seeks the replacement of the existing circular gate with a new gate/ boundary treatment. These works are proposed to protect the tree, to ensure the wall is made safe and to provide a new secure entry gate for the property. The circular gate is to be retained at the property and made into a sculptural piece within the garden.

The principle of development here is accepted and the desire to protect the mature tree is welcomed. However; the applicant has provided plans of the proposed gate and railing to be installed following removal of part of the wall and existing gate (Drawing Nos: 517/L/04 & 517/L/05). Following discussions with the Council Conservation Officer, who raised some concern about the detailed design and material of the proposed gate, the applicant has agreed to accept a condition whereby, prior to the installation of any new gate, details should be submitted to the local planning authority for their approval. Drawing Nos. 517/L/04 & 517/L/05 are therefore indicative and the gate shown is not formally approved, however these drawings do show the section to be removed. The condition has been added to the decision.

The Council Tree Officer raised no objections to the proposed works, following more detailed information provided within the Design Consideration document dated 11/06/2020.

The approach is considered acceptable as it will ensure protection of the tree, safety for passing pedestrians, and enable the owner to access their property more easily at the earliest opportunity but will also ensure that any new gate or boundary treatment to fill the temporary gap will be carefully considered in design terms. The temporary gap created shall be approximately 3.7m in width.

Due to the minor nature of the proposals, these works are not considered to harm any neighbouring residential amenity.

No objections have been received in relation to this application. The planning history of the site has been taken into account in assessment of this application.

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.

The proposed development is in general accordance with the aims of policy D3 and GO3 of the Kentish Town Neighbourhood Plan and policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of Daniel Pope.

Daniel Pope
Director of Economy, Regeneration and Investment