

Application ref: 2020/3419/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 6 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 Templewood Avenue
London
NW3 7UY**

Proposal:

Alterations to hard and soft landscaping to front of property including replacement boundary treatment and new bin store

Drawing Nos: 1046-AP2-01; 1046-AP2-02A; 1046-AP2-03; Design and Access statement (dated 31st July 2020); Arboricultural report prepared by John Cromar's Arboricultural Company Limited (dated 2nd May 2017)

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: 1046-AP2-01; 1046-AP2-02A; 1046-AP2-03; Design and Access statement (dated 31st July 2020); Arboricultural report prepared by John Cromar's Arboricultural Company Limited (dated 2nd May 2017)

Reason:

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

- 4 Works in relation to the replacement of the driveway surface treatment shall be carried out in accordance with Method 8 of the the Arboricultural report prepared by John Cromar's Arboricultural Company Limited (dated 2nd May 2017)

Reason: To ensure the preservation of the amenity value and health of the trees in accordance with policies D1, D2 and A3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application seeks to reinstate the front boundary treatment which would see the low brick wall increased in height slightly and the existing railings reused above. Spherical pier caps would be incorporated into the design. Sliding gates in a design to match that of the railings would be installed in the existing openings that would be slightly widened. Given the local variation in the boundary treatment, including height, materials and design, there is no objection to the proposed alterations.

A timber bin store would be provided in the existing location of the bins, against the side boundary with no.5. Along the opposite boundary with no.3, the brick wall would be retained with a raised planting bed installed to match its height. Alongside the side access path, a timber gate would be installed. These alterations are all considered sensitive to the appearance and setting of the property and would be of limited prominence. As such, they are considered to preserve the character and appearance of the Redington/ Frogna Conservation Area.

The existing asphalt would be removed and replaced with resin bound gravel, retaining the level of the driveway. This element of the scheme has already been approved under application ref. 2017/1229/P. Given the proximity to trees of importance, an arboricultural report has been provided that advises that excavation of the existing surface will be done with hand held tools only and the underlying sub-base shall be left undisturbed. The proposed methodology will be secured by condition.

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 2013.

One objection was received prior to making this decision relating to the location of the bin store and its proximity to the neighbouring bedroom window. The bins have always been stored in this location and the proposed storage facility would improve the situation. A retained hedge would provide further buffer.

By virtue of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the London Plan (Intend to Publish) 2019 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

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment