

Application ref: 2020/1744/P
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Date: 18 December 2020

Development Management
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Fabric Space
Studio 1A, Highgate Business Centre
33 Greenwood Place
Kentish Town
London
NW5 1LB
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Briardale Gardens
London
NW3 7PN

Proposal: Alteration to an existing chimney stack to reduce its height

Drawing Nos: 1901 FS P053 Rev P0 (Received 19/04/2020), 1901 FS P050 Rev P0, 1901 FS P052 Rev P0, 1901 FS P101 Rev P0, 1901 FS P111 P0, (Received 26/05/2020)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1901 FS P053 Rev P0 (Received 19/04/2020), 1901 FS P050 Rev P0, 1901 FS P052 Rev P0, 1901 FS P101 Rev P0, 1901 FS P111 P0, (Received 26/05/2020)

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

Informatives:

1 Reason for granting permission

The application site is part of a semi-detached Arts & Crafts property on the northern side of Briardale Gardens. The property sits in a visually prominent location. This application seeks to reduce the height of a front chimney stack along the host property's western elevation.

The resulting chimney stack would be visible from the public realm alongside its attached pair where similar works were carried out to the front chimney stack. This would result in symmetrical front chimney stacks with uniform height across the semi-detached pair. The proposals would retain a prominent feature of the building's character, albeit in diminished form, but the resulting symmetry with the adjoining property means that the development would have an acceptable impact on the character and appearance of the host property and the wider conservation area.

No objections were received during the consultation. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies SD5 of the Redington/Frognaal Neighbourhood Plan. The proposed development also accords with the London Plan 2018; and the provisions of 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.

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 and title of the signatory.

Daniel Pope
Chief Planning Officer