

Application ref: 2020/6004/P
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Date: 19 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Mr. Tom Bower
10 Thurlow Road
London
NW3 5PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Thurlow Road
London
NW3 5PL

Proposal: Replacement of rear garden fence at a lower height than previous.

Drawing Nos: Site location plan; 000 Rev P0; 001 Rev P0

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 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; 000 Rev P0; 001 Rev P0

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission

The site comprises a three-storey, plus basement building located on the north-side of Thurlow Street. It lies within a group of similar type buildings where the predominant land use is for residential use.

The site is not listed but lies within the Fitzjohns Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

It is proposed to erect a rear side boundary fence, as a replacement to one that was blown down several years ago. The fence is proposed to be constructed of timber to match the existing fence, albeit the existing fence is of a vertical emphasis and the new fence being of horizontal emphasis in order to match the neighbouring fence. Given the differing ground levels, the new fence will be of a range of 1.9m (lowest) and 2.5m in (highest) in height. The proposed boundary fence is considered to be an acceptable alteration that would be sensitive to the character and appearance of the host building and this part of the Fitzjohns Netherhall Conservation Area. The proposal would not be readily visible from the wider public realm and would therefore preserve the character and appearance of the existing street scene.

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

The proposal is considered to preserve the character and appearance of the conservation area. 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.

No representations were received following public consultation. 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(Managing the impact of development), D1 (Design) and D2(Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the National Planning Policy Framework 2019.

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 written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer