

Application ref: 2021/2250/P  
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Date: 5 October 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr. Jonathan Franklin  
Beaufort Court  
70A Lady Margaret Road  
London  
NW5 2NP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Beaufort Court**  
**70A Lady Margaret Road**  
**London**  
**NW5 2NP**

Proposal:  
Erection of barrier on top of wall at rear of site.

Drawing Nos: Site, location plan, "SOUTH EAST ELEVATION, FROM GARDEN OF FLAT 3, 163 BRECKNOCK ROAD", "FOX BARRIER AS SEEN FROM GARDEN OF FLAT 3, 163 BRECKNOCK ROAD", "FOX BARRIER AS SEEN FROM GREEN ROOF OF 70A LADY MARGARET ROAD", "Proposed East Elevation Adapted 10 September 2021 from original plan 27 July 2007".

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, "SOUTH EAST ELEVATION, FROM GARDEN OF FLAT 3, 163 BRECKNOCK ROAD", "FOX BARRIER AS SEEN FROM GARDEN OF FLAT 3, 163 BRECKNOCK ROAD", "FOX BARRIER AS SEEN FROM GREEN ROOF OF 70A LADY MARGARET ROAD", "Proposed East Elevation Adapted 10 September 2021 from original plan 27 July 2007".

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 Reasons for granting permission.

The proposed barrier on top of the garden wall would be read as a fencing boundary enclosure. It would be set well back from the street and would be made of timber panels to match the fences and barriers to neighbouring properties.

The barrier would be subordinate to the surrounding period buildings and would follow the fall of the land, being legible as a security measure and boundary enclosure. It would provide protection from foxes who have entered the application site from the rear and damaged the green roof. A temporary net fence is in place; the proposed barrier would replace this.

Due to the location of the proposed barrier there would be no loss of sunlight, daylight or outlook to neighbours. The application property is to the north but none of its windows would experience a loss of light. No amenity concerns are raised with the proposal.

A site notice was displayed, a press notice was published and local groups were consulted. Kentish Town Neighbourhood Forum wrote in to clarify that they neither supported nor opposed the proposal. No other consultation responses were received.

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

In conclusion, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer