

Application ref: 2021/4040/P
Contact: Obote Hope
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Date: 16 February 2022

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

Savills
Finsbury Circus House
15 Finsbury Circus
London
EC2M7EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
62 Avenue Road
London
NW8 6HT

Proposal:

Erection of front boundary wall with railings, brick piers and sliding gates
Drawing Nos: 13826_02_ES; 13826_03_ES; 19021-EZR-900; 19021-EZR-901; Site
Location plan and Covering Letter commissioned by Savills dated 17th August 2021

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: 13826_02_ES; 13826_03_ES; 19021-EZR-900; 19021-EZR-901; Site Location plan and Covering Letter commissioned by Savills dated 17th August 2021.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application relates to the front boundary of the site which has two crossovers onto Avenue Road. The site is not within a Conservation Area and is not statutorily or locally listed.

Planning permission was granted in March 2017 (Ref. 2016/4931/P) for the erection of a 2 storey, single family dwelling house with basement and accommodation in the roof space. A brick front boundary wall was shown within application 2019/2450/P which was for details of hard and soft landscaping under condition 8 of planning permission 2016/4931/P.

Planning permission is now sought for the erection of a front boundary wall with railings, brick piers and sliding vehicular gates.

The proposed front boundary treatment would be in keeping with the front boundary at the adjoining site (60 Avenue Road) and at sites on the other side of Avenue Road. It would maintain the open character of the streetscene and the visual amenity of the site and the area. The materials are in keeping with the host property and the surrounding townscape.

The proposals would secure the boundary while allowing views between the property and the street, whilst improving opportunity for natural surveillance of the property.

The proposed design, proportions and materials of the proposed boundary treatment would be sympathetic to the host building and would preserve the character and appearance of the wider area.

The proposals would not affect the amenity of any neighbouring occupiers in terms of loss of outlook, privacy or light.

No objections have been received as a result of consultation, prior to making this decision. The site's planning history was considered in the determination of this decision.

As such, the proposed development is in general accordance with policies A1

and D1 of the London Borough of Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer