

Application ref: 2022/0980/P
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Date: 8 September 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

BD London
38 Terrace Road
London
E9 7ES
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Nelsons Yard
London
Camden
NW1 7RN

Proposal: Erection of timber trellis on boundary with no. 3 Beatty Street (to a height of 2.6m)

Drawing Nos: 2103_NELS: EX_000 A, EX_100 A, EX_200 A, EX_300 A, EX_400 A, EX_500 A, EX_600 A, EX_610 A, EX_620 A, EX_630, EX_640 A, EX_700, EX_701, EX_800, PL2_800, PL2_801, PL2_000

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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

2103_NELS: PL2_800, PL2_801, PL2_000

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

- 3 The trellis hereby approved shall be of timber and permanently retained as such.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the installation of a trellis on the boundary wall with 3 Beatty Street, with an overall height of 2.6m.

The height would be greater than a typical garden fence or wall but there are several similar height boundary treatments in this area in which a number of rear gardens adjoin each other.

Specifically, there is a 2.9m high trellis/frame supporting plants on the other side boundary at the site, adjoining 9 Nelson's Yard. It has been investigated by the Council's Planning Enforcement Team and it is not considered to warrant planning enforcement action.

One letter of objection has been received from an adjoining occupier, which refers to a loss of outlook, harm to the appearance of the Conservation Area and precedent. This response has been duly considered and taken into account in officer's assessment of the proposal.

As stated, there are several similar height boundary treatments at neighbouring rear gardens and the framed trellis which would support plants would preserve the character and appearance of the Conservation Area and not cause harm to the visual amenity of the site or the area.

A site visit has been undertaken and it has been assessed that the timber trellis would not result in a significant loss of outlook. It would be sited at the rear of the site, and at the rear of the adjoining site, and it would not result in any significant loss of outlook or aspect from any neighbouring habitable rooms or gardens.

The proposal would not necessarily establish a precedent for other similar sized proposals at any neighbouring sites because each proposal must be considered on its own merits and in relation to the impacts that it would have on adjoining properties.

The proposal is not considered to result in any significant overshadowing, loss of outlook or unacceptable sense of enclosure at this or any other site.

The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

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

Daniel Pope
Chief Planning Officer