

Application ref: 2022/2776/P
Contact: Laura Dorbeck
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Date: 23 September 2022

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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
82 Fitzjohn's Avenue
London
Camden
NW3 6NP

Proposal:

Method Statement required by condition 4 of planning permission ref: 2022/0190/P granted 23/05/2022 for the dismantling of the existing boundary wall for site access and construction purposes in association with development at 82 Fitzjohn's Avenue, and reconstruction using reconstituted materials following completion of works.

Drawing Nos: Method Statement by Sherlock London rev 01 dated 01.06.2022;
Schedule of condition by Behan Chartered Surveyors dated 7 July 2021; cover letter by Gerald Eve dated 29/06/2022.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 4 required the submission of a method statement including details of dismantling of the wall, storage of the bricks and the reinstatement of the wall; detailed drawings of the existing wall; and details of temporary hoarding to

protect users of Shepherd's Walk.

A method statement has been provided which outlines in detail the method for the dismantling of the wall, the storage of the bricks, and the method of reinstatement. Alongside this, a detailed schedule of condition of the wall has been provided which includes photographs of the entirety of the wall to assist with the reconstruction of the wall and ensuring it is a like for like rebuilding. The details have been reviewed by the Council's Conservation Officer who confirms they are satisfactory and sufficient to discharge condition 4.

Details of a temporary hoarding are provided, involving the installation of Heras fencing along the outside of and taller than the existing brick wall. This would be fully sheeted to contain the works and prevent the falling of debris onto Spring Walk and enable to safe removal of the wall. This is considered sufficient to protect the health and safety of pedestrians using Spring Walk.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are sufficient and would ensure the development would safeguard the appearance of the premises and the character of the immediate area and pedestrian safety in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 2 You are reminded that condition 5 (brickwork sample panel) of planning permission granted on 2022/0190/P granted on 23/05/2022 is outstanding and requires details to be submitted and approved.

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