

Application ref: 2022/2394/P
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Date: 7 October 2022

Development Management
Regeneration and Planning
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Spring Planning Ltd
3rd Floor, Castle House
Castle Street
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S3 8LS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 The Old Orchard
London
Camden
NW3 2TR

Proposal: Retrospective planning permission for the construction of a boundary trellis fence in addition to further addition to fence.
Drawing Nos: 4.0, 4.1, 4.2, Site Location Plan, Fence Design Statement (May 2022), Planning and Heritage Statement (May 2022).

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 plans: 4.0, 4.1, 4.2, Site Location Plan, Fence Design Statement (May 2022), Planning and Heritage Statement (May 2022).

Reason:

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The subject site is a two-storey end terrace single-family dwelling house situated on the southern side of the Old Orchard site which is a triangular site to the rear of Nassington Road, Tanza Road, and Parliament Hill. It is located within the South Hill Park Conservation Area and is not listed.

The proposal includes retrospective planning permission for the construction of a boundary trellis fence, along with planning permission for a small additional element of fencing. The trellis was installed in response to a staircase being constructed at neighbouring No. 2 The Old Orchard in order to increase privacy at the subject site.

The trellis is constructed of larch battens and set in a particular way that breaks up the joins between the batten layers, allowing light through. The small additional element of fencing proposed will be constructed of the same materials as well.

The design, appearance, and materials of the trellis are in keeping with the host property and would not be visually prominent from within the public realm. It is considered to be modest in appearance and size and would not harmfully impact the group of properties it forms part of. In addition, it would serve to preserve the character and appearance of the wider South Hill Park Conservation Area, as required by Camden's Local Plan Policies D1 and D2.

Consultation responses in support of the proposal were received and were taken into account prior to making this decision. The site's planning history has been taken into account when coming to this decision.

The installation of the small fence portion to the boundary fence shared with No. 2 The Old Orchard is not considered to have a detrimental impact on the amenities of the neighbouring properties with regards to overlooking, outlook, or loss of amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer