

Application ref: 2022/5103/P
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Development Management
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Guy Roberts Architect
74 Nethercote Road
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OX5 3AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**2 Park Village East
London
NW1 7PX**

Proposal:

Installation of replacement timber gates to the boundary, replacement of granite setts with gravel to the parking area, removal of five trees and replanting, new hard and soft landscaping works including construction of new patio areas and retaining walls.

Drawing Nos: 283.01 (Rev 6.1), 283.02 (Rev 6.1), 283.03 (Rev 6.1), 283.04 (Rev 6.1), 283.05 (Rev 6.1), 283.06 (Rev 6.1), 283.07 (Rev 6.1), 283.08 (Rev 6.1), 283.09 (Rev 6.1), 283.25 (Rev 7.1), Location Plan PA_101, Block Plan PA 102, PA 103, 8200771/4101, Heritage Statement (0237A) (May 2022), Arboricultural Report (AR/91320) (April 2021), Material Schedules document, Design and Access Statement

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- 283.01 (Rev 6.1), 283.02 (Rev 6.1), 283.03 (Rev 6.1), 283.04 (Rev 6.1), 283.05 (Rev 6.1), 283.06 (Rev 6.1), 283.07 (Rev 6.1), 283.08 (Rev 6.1), 283.09 (Rev 6.1), 283.25 (Rev 7.1), Location Plan PA_101, Block Plan PA 102, PA 103, 8200771/4101, Heritage Statement (0237A) (May 2022), Arboricultural Report (AR/91320) (April 2021), Material Schedules document, Design and Access Statement

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 site, 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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and shall include a full schedule of monitoring by the project arboriculturalist. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include sectional drawings of a cellular confinement system used for the installation of the pathways within root protection areas of trees to be retained. The details shall demonstrate that the project arboriculturalist has had contributed to the design and shall include a method statement. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development

whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

2 Park Village East, as with all its neighbouring villas in this street, is a Grade II* listed building and within the Regent's Park Conservation Area.

The works include the replacement of timber gates to the boundary on a like-for-like basis, replacement of granite setts with free-draining gravel to the parking area, removal of 5 trees (one of which is dead), and new hard and soft landscaping works including construction of new patio areas and retaining walls.

The works are considered to preserve the character and appearance of the conservation area and the setting of the listed building. There is no demolition of historically significant fabric and the works of landscaping are modest and of a design and materials which are sympathetic to the setting of the listed building and the conservation area. The existing gates are comparatively modern and are to be replaced like-for-like which means the impact of the alterations would be minimal.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving the character and appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of amenity, because the works are minimal in scale and relate to landscaping, there is no impact on amenity issues such as outlook, daylight/sunlight, privacy and noise.

The proposed replacement planting is suitable for the site given its constraints in terms of size and available space. The scheme includes replacement trees that can be supported from an arboricultural perspective. Further details regarding the construction of the paths without adversely affecting the trees will need to be provided through a pre-commencement condition.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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