

Application ref: 2023/0585/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 5 April 2023

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

Patience Designs Studio Ltd
123a Warwick Road
London
N11 2SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17 Hampstead Hill Gardens
London
NW3 2PH

Proposal:
Replacement of front boundary wall with new wall and railings, installation of three stores and alterations to front garden landscaping and stairs
Drawing Nos: HHG-FG-FP-1; HHG-FG-FP-2 Rev.1; HHG-FG-FP-3 Rev.1; HHG-FG-FP-4 Rev.1; HHG-FG-FP-5 Rev.1 and HHG-FG-FP-7 Rev.1.

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:
HHG-FG-FP-1; HHG-FG-FP-2 Rev.1; HHG-FG-FP-3 Rev.1; HHG-FG-FP-4

Rev.1; HHG-FG-FP-5 Rev.1 and HHG-FG-FP-7 Rev.1.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Prior to commencement of development, full details in respect of the living roofs in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include-
 - i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal will replace the front boundary wall by a low wall with piers and metal railings plus new hedging behind it to improve biodiversity. Three stores including two bike stores and a parcel dropbox will be installed behind the wall and the existing stores will be removed. In addition, the front external stairs will be deepened and landscaping altered to include ramps which will help to improve access. New grey sandstone permeable paving will be installed in the front garden. It is noted that there is no consistency to the landscaping within the front gardens within this group of same style dwellings and the alterations are therefore not considered to be harmful.

The brick colour and detailed design of the existing wall is a poor addition to the streetscene and its replacement is welcomed. The introduction of a less defensive lower wall with railings, pillars and coping is considered to be more characteristic of this part of Hampstead Hill Gardens. The bricks used will match the texture and tone of the host property which is seen as an improvement to the existing.

The site currently benefits from no formal cycle parking and the development would create two new secure cycle stores for the existing flats to use. This is welcomed as it will encourage sustainable transport. These will be timber clad with green roofs, which are acceptable. Details of the green roofs' design, installation and maintenance will be secured by condition. An additional black parcel drop will be installed. As the existing stores are being removed, the front garden will not appear cluttered. The scale of the stores are modest and they will be partially screened by the front boundary and planting.

The proposal is considered to enhance the character and appearance of the host property, streetscene and wider conservation area as well as improving biodiversity on site. The development's siting, scale and detailed design is acceptable.

Given the siting and scale of the nature of the development, it is not considered to harm neighbouring properties' amenity in terms of light, privacy or outlook.

No objections were received during the course of this application. The site history has also been considered.

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

As such, the proposal is in general accordance with policies A1, A3, D1, D2, T1 and T2 of the Camden Local Plan 2017 and policies DH1, DH2, NE4 and TT4 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and 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.

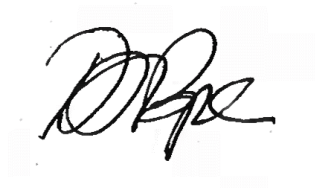
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer