

Application ref: 2023/1373/P  
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Date: 5 July 2023

**Development Management**  
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82 Wandsworth Bridge Road  
London  
SW6 2TF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Studio House**  
**Hampstead Hill Gardens**  
**London**  
**NW3 2PH**

Proposal:

Details required by condition 4(a) Rear door and side gate, partial discharge of condition 4(b) canopy to rear door and condition 4(c) all facing materials (brickwork) of planning permission ref: 2021/4888/P dated 11/03/2023 for creation of new opening in arched boundary wall with new door and roof covering, also with enlarged opening to garden and fixed canopy above. Existing entrance portico to be retained, door infilled with recessed brickwork.

Drawing Nos: Site Location Plan 525/A/1.0000 RevF, 525 NLS DET 7500, 525 NLS DET 7501 RevC. Limelite NHL3.5, LBStock Bexhill Dark data, Beckley Orange and Beckley Red, Mortar images 1, 2 & 3.

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

Informative(s):

- 1 Reasons for granting approval of details:

The application seeks to discharge part (a), partially discharge part (b) and

discharge part (c) of condition 4 of the approved planning permission reference 2021/4888/P dated 11/03/2022. Condition 4 (a to c) required detailed drawings of new rear door and new side gate, the canopies to both rear door and new side gate and details of the facing materials (brickwork). Details of the canopy over the new side gate have not been submitted therefore details of the canopy to the rear door would only be assessed and condition 4 (b) can only be partially discharged.

Condition 4(a) - The proposed rear door would be of a traditional timber design and would be appropriately designed. The proposed side gate would be a Victorian style black iron design with simple pyramid topped iron bar construction. This would be considered satisfactory.

Condition 4(b) - The canopy porch over the rear door would be traditionally detailed and would be a white painted timber structure with a flat sloped roof furnished with clay tiles to match the existing roof. This would be in keeping with the architectural aesthetic of the approved scheme. No canopy detail has been provided for the side gate therefore this part of the condition cannot be assessed. The details required by condition 4(b) can only partially be discharged with details of the canopy over the new side gate remaining outstanding.

Condition 4(c) - A sample masonry wall panel with associated proposed bricks, mortar materiality and pointing finish was viewed on site. The use of Ibstock Bexhill Dark facing bricks, Beckley orange quoin / arch bricks and limelite lime NHL 3.5 (1 part lime mixed with 2 parts sand) mortar with flush brushed finish would be considered appropriate for the construction of the infill of the external boundary wall. Originally the pointing style proposed for the new brickwork was not considered appropriate in the context of historic masonry. This has now been revised from modern wetherstruck pointing technique to flush brushed finish and would be charcoal washed to dull the colour of the new mortar. This revised approach is considered acceptable in heritage terms.

The Council's Conservation Officer is satisfied with the details submitted.

No comments were received prior to determination and the full impact of the proposals was assessed as part of the determination of the original application.

As such, the submitted details are sufficient 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.

- 2 You are reminded that condition 4 (b) canopy to new side gate of planning permission ref: 2021/4888/P dated 11/03/2023 is outstanding and requires details to be submitted for approval.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer