

Application ref: 2023/1911/P
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Date: 8 August 2023

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4D Planning
3rd Floor
86-90 Paul Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66 Priory Road
London
NW6 3RE

Proposal:
Replacement of front boundary wall with new wall and ballustrading, replacement of bin store and landscaping to the front

Drawing Nos: 4D-384 (E00), 4D-384 (E01), 4D-384 (P01) (Rev A), 4D-384 (E02), 4D-384 (P02), 4D-384 (E03), 4D-384 (P03), 4D-384 (E04), 4D-384 (P04), AIA (06/07/2023) and Planning Statement (11/05/2023)

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:

4D-384 (E00), 4D-384 (E01), 4D-384 (P01) (Rev A), 4D-384 (E02), 4D-384 (P02), 4D-384 (E03), 4D-384 (P03), 4D-384 (E04), 4D-384 (P04), AIA (06/07/2023) and Planning Statement (11/05/2023)

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.

- 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". 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 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

2 Reasons for granting permission.

The existing front garden of 66 Priory Road contains a large proportion of hard standing, low boundary walls which are seemingly unoriginal as well as part of the front which does not have any walls. Whilst this is not listed as a negative contributor, altogether this arrangement does not preserve or enhance the character of the Conservation area.

The proposal includes the rebuilding of boundary walls and with metal railings and the inclusion of hedge plants which will improve the green and verdant character of the site. This introduction is also a feature specifically mentioned within the Conservation Area appraisal and therefore this is welcomed. The hard standing is also reduced with more plants and green spaces. The hard standing which is kept is improved with better materials including gravel, and Victorian tiles for the entrance path. The introduction of the bin store is acceptable considering the size of the front garden and its sensitive location.

Due to the landscaping nature and front garden location of the works, the impact on neighbouring amenities is not considered to be significant. In relation to trees, none are proposed for removal in order to facilitate development and the principle of these works are accepted. The arb. report makes reference to specialist foundations to avoid root damage, however full details have not been included and therefore further details in relation to tree protection and tree foundations will be sought via conditions.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

Two comments has been received prior to making this decision raising concerns over the removal of the trees. This is not part of the proposal and necessary condition are attached to the application to ensure these are protected. The South Hampstead CAAC have not commented on the proposal. 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

- 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 (CMP) (through a requirement in a S106 agreement), no licence or authorisation will be granted until the CMP 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



Daniel Pope
Chief Planning Officer