

Application ref: 2023/2018/P
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Date: 31 August 2023

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Steyn Studio
Unit G1
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55 - 57 Wallis Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Hilltop Road
London
Camden
NW6 2QA

Proposal:
Erection of a timber play structure with a series of play equipment attached to it
(Retrospective)

Drawing Nos: F/0/0001/P1, D/0/100/P1, D/0/101/P1, D/0/300/P1, D/0/400/P1

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 shall be carried out in accordance with the following approved plans F/0/0001/P1, D/0/100/P1, D/0/101/P1, D/0/300/P1, D/0/400/P1

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

Informative(s):

1 Reasons for granting permission.

The structure is of incidental character and is relatively small in the context of the garden. This is a typical child's play structure that would be found in a garden and therefore does not impact the character of the site, area or level of green amenity space that is accessible.

The structure is relatively small meaning that there will be limited impact in terms of loss of outlook, sense of enclosure or daylight/sunlight impact. The height of the structure means that there will be times where overlooking could happen but this is not something that will be used permanently and only has direct views into gardens rather than into windows and therefore does not contribute to a harmful level of overlooking.

One objection has been received prior to making this decision citing overbearing nature and poor design. The play structure is considered to be a proportional scale to the garden, is not a solid structure and is a typical garden structure for children to play on. The existing outbuildings have been dealt through either planning applications or enforcement investigation. 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 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

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 be 'DRP', is written on a light-colored background.

Daniel Pope
Chief Planning Officer