

Application ref: 2023/2775/P
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Date: 4 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Kirkham Sheidow Architects
38
Boxford
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Tanza Road
London
NW3 2UB

Proposal:
Erection of new gate piers and extension of front boundary wall, new metal railings on top of the existing and proposed walls, new pedestrian entry and vehicle entry gates, installation of electric car charging point.

Drawing Nos: 2214/29-1 F, rev F; Design and Access Statement, dated July 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 2214/29-1 C, rev C; Design and Access Statement,

dated July 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Detailed drawings of the metal railings and entry gates shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the existing brick plinth.
- b) Plan and elevation drawings of all entry gates.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

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 proposal involves the erection of a new, central section of wall with brick piers at both ends, and raising the height of an existing pier on the existing south-eastern section of road frontage wall. In addition, a pedestrian gate would be constructed between the existing and new sections of walls, a low-level vehicle entry gate would adjoin the northern piers, and low metal railings would be installed on top of all existing and proposed road frontage walls. Additionally, an electric vehicle charging point would be installed at the exterior, street facing façade of the existing dwelling, adjacent to the ground level bay window.

The proposed road frontage walls, railings and gates would provide an appropriate sense of enclosure to the front yard, while also maintaining a sense of openness and clear visibility of the dwelling house. The walls and railings would also complement the treatment of other similar road frontage treatments, made up of low-level brick walls and railings at a not dissimilar

height as the proposal. The reinstatement of the new central section of wall would also formalise the forecourt parking area and limit onsite parking to the designated parking space at the northernmost corner. The railings and entry gates would generally be low-level and visually permeable, maintaining views from the street into the site.

The electric vehicle charging point would be a very modest modern addition to the dwelling's front façade, and not be prominent from the street.

The new and altered walls, railings and gates would respect the original style of the boundary and add to the attractive appearance of the front yard and architectural setting of the existing dwelling. The addition of the electric vehicle charging point by virtue of its diminutive size and discrete location, would not result in unacceptable harm to the existing dwelling house.

Overall the works will not harm the character and appearance of the host building, streetscene and 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.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and DH1: Design, DH2: Conservation areas and listed buildings of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

- 5 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended).

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



Daniel Pope
Chief Planning Officer