



## Site Photos



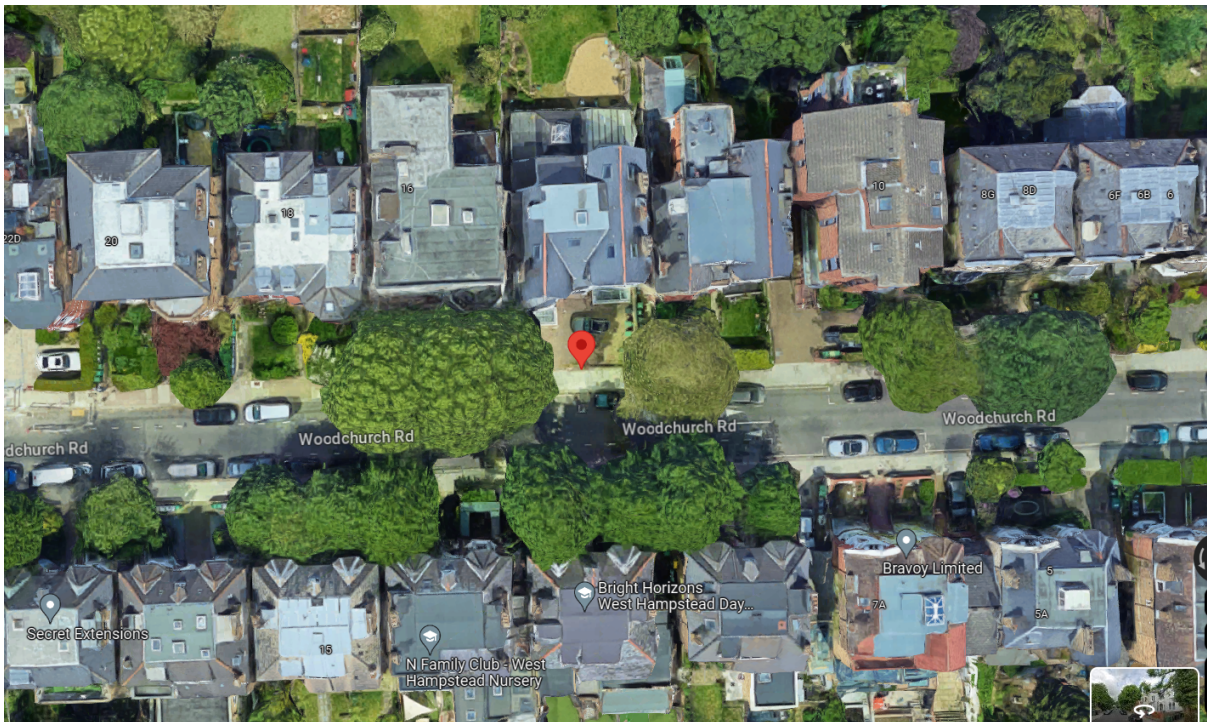
1. Front elevation



2. Side view of front garden



3. Front lightwells seen with metal grate



4. Aerial view of site

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/06/2023</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		04/06/2023	
<b>Officer</b>				<b>Application Number(s)</b>			
Jaspreet Chana				2023/1463/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Woodchurch Road Camden London NW6 3PN				<i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations to front landscaping and boundary walls and erection of railings to front lightwells							
<b>Recommendation:</b>		Grant conditional planning permission					
<b>Application Type:</b>		Householder Application					

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Three site notice(s) were displayed near to the site on the 10/05/2023 (consultation end date 01/05/2021).</p> <p>The development was also advertised in the local press on the 10/05/2023 (consultation end date 03/06/2023).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	None			
<b>CAAC/other organisation:</b>	<p>A letter of objection was received on behalf of the CRASH (Combined Residents' Associations of South Hampstead). Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• CRASH objects to the application on the grounds of insufficient information being available to make an informed judgement on the merits of the proposed scheme, in particular there is scant information on materials, finishes etc... we cannot find the D&amp;A statement. Following sending through the D&amp;A statement to the CRASH they had the following comments:</li> <li>• The D&amp;A Statement is welcome, but gives very little additional 'hard' information. CRASH remains concerned about the materials to be used to pave the forecourt. The proposal is for "paving setts &amp; bricks", but this is rather vague. CRASH would not want to withdraw its objection without the Applicant's assurance that all paved areas will be SuDS-compliant.</li> <li>• In passing, I would just add that CRASH regrets the trend for 'security' walls, fences and electronic gates, as these are alien features in the late-Victorian and Edwardian streetscape, but it recognises that in this particular application they may well be an improvement on the existing arrangements.</li> </ul> <p><u>Officer's response:</u> Please see section 4 of the report below.</p>			

## Site Description

The application site refers to a 3-storey detached building, situated in the north-east side of Woodchurch Road. The surrounding area is predominantly in residential use with double fronted detached buildings of similar size and design. The building is within South Hampstead Conservation Area and is a positive contributor.

## Relevant History

The planning history for the application site can be summarised as follows:

**2023/1463/P** - Conversion of 3x flats into 2x flats; additions and alterations including creation of two front lightwells, installation of 4 roof lights, installation of Juliette balcony at rear 2nd floor level, installation of new entrance door to side elevation, alterations to fenestration and removal of existing windows and doors and replacement with double glazed units (Class C3) – Granted on 24/01/2022.

**2014/1272/P** – Erection of a single-storey rear extension and conservatory, following the demolition of the existing rear additions, enlargement of existing basement, installation of decking to the rear above proposed basement with rooflights set at ground level – Granted - 01/08/2014.

**2014/7748/P** – Alterations to front landscaping and boundary walls – Granted – 07/05/2015.

## Relevant policies

### National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

### Fortune Green and West Hampstead Neighbourhood Plan 2015

- Policy 2: Design & Conservation
- Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets

### South Hampstead Conservation Area character appraisal and management strategy 2011

### Fortune Green and West Hampstead Neighbourhood Plan 2015

### Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. The proposal

1.1. Planning permission is sought for:

- Alterations to front landscaping (new ground paving and brick path) and existing light wells (new metal balustrade around the light wells with planting added in front of the balustrade).
- Alteration to front boundary walls (addition of three new brick pillars, wall and new bi-fold gate).

### 2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to address concerns raised by officers'. The revision made to the proposed scheme can be summarised as:

- Omitting the glazed balustrade to the front lightwells and replace these with black metal balustrade railings.

### 3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Neighbour Amenity

### 4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) requires that development respects local context and character, comprises details and materials that are of high quality and complement the local character, and that housing provides a high standard of accommodation. Policy D2 (Heritage) states that the council will preserve and where appropriate enhance Camden's heritage assets and their settings.

4.2. Policy 2: Design and Character within the Fortune Green Neighbourhood Plan states: that all development shall of high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets states: that development that enhances or preserves Conservation Areas and heritage assets in the area will be supported and those that detract will not be supported.

4.3. The South Hampstead Conservation Area statement states: *'Elements within the public realm, such as original paving materials, traditional bollards and street furniture of historic interest contribute greatly to the area's quality, character and appearance'. 'The brick boundary walls, gate posts and ironwork along the frontages are an important facet of the character of the entire conservation area'.*

4.4. The proposals involve retaining the existing low boundary wall to the right hand side of the front driveway. Then add another three brick pillars, stone copings and wrought iron railings to the walls and add a bi-fold automated wrought iron gates for vehicular access. All the iron railings will be painted black and appear similar to those seen on other front boundaries on the road. An intercom security device would also be fixed to one of the pillars to allow access via the new bi-fold gates. The new railings, wall and gate would provide a sense of security and privacy to the applicants and prevent people from using their drive as a turning point. Given similar low brick walls, and black painted railings on other properties in the road it is considered these additions would be in keeping with the rest of the street scene and enhance the current frontage of the property.

4.5. The existing lightwells have a metal grate over the lightwells, it is proposed to add a lowered black metal railing balustrade to the lightwell surround, these would be set over 4m from the front of the driveway and be under 1m in height. Given the use of metal railings, the material would be lightweight and see-through and set back, it is not considered the balustrade would be highly visible from the street and therefore would not cause harm to the subject building or the surrounding conservation area.

4.6. Planting/greenery is proposed to be added around the existing lightwells and further added along both side

elevations and the front right elevation of the front garden, this would create a greener frontage and would be considered acceptable. In addition to this the existing parking area floor is constructed of concrete paving, it is proposed to replace this with new paving on the driveways and a new brick path in the design of a herringbone pattern would be created between the pedestrian gate and the front door. The CRASH association would like further detail on the proposed materials and finishes and would like any new paving to be porous. Given the limited detail on the new paving and bricks submitted with the application, a condition would be applied to this application to request further details on these materials to make sure they would be permeable.

4.7. The overall design, size, scale and materials (subject to condition) used for the proposed works and alterations would be considered acceptable and appropriate in this location and setting.

## **5. Neighbour Amenity**

5.1. The proposed development would not have any impact on any neighbouring property by way of loss of privacy, overlooking or any other amenity concerns.

5.2. The proposal is therefore in accordance with policy A4 of the Local Plan.

## **6. Recommendation**

6.1. Grant conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29<sup>th</sup> January 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2023/1463/P  
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Date: 14 November 2023

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# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Householder Application Granted**

Address:

**14 Woodchurch Road  
Camden  
London  
NW6 3PN**

# DECISION

Proposal:

Alterations to front landscaping and boundary walls and erection of railings to front lightwells  
Drawing Nos: 0093-EDA-XX-XX-A-0001 Rev 01, 0093-EDA-XX-XX-A-1000 Rev 02, 0093-EDA-XX-XX-A-0001 Rev 01, 0093-EDA-XX-XX-A-1100 Rev 02, 0093-EDA-XX-XX-A-2100 Rev 02, Design and Access Statement - Front Garden.

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: 0093-EDA-XX-XX-A-0001 Rev 01, 0093-EDA-XX-XX-A-

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 No development shall take place above ground until full details of hard and soft landscaping and means of enclosure including lightwells and front boundaries, of the front driveway area shall be submitted to and approved by the local planning authority in writing. Such details shall include information of the surface materials to demonstrate either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In the interests of ecological value and visual amenity in accordance with policies A2, A3, A5, D1 and D2 of the 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 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.

- 3 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](http://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-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,

Chief Planning Officer

**DECISION**