

Application ref: 2023/4536/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Bulmer + Counter Architects Ltd
39 Windmill Lane
Bushey Heath
BUSHEY
WD23 1NQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

'Lipa' 13
13B & 13C
West Heath Road
London
NW3 7UU

Proposal:

Erection of metal gates at West Heath Road and Redington Road entrances, widening of driveway and alterations to internal walls.

Drawing Nos: SLP-01; TOP-01; E-01, rev C; P-01, rev C; P-02; P-03, rev A; Design and Access Statement prepared by Bulmer + COunter Architects; Arboricultural Impact Assessment prepared by Arbol EuroConsulting. ref. 101 605

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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- SLP-01; TOP-01; E-01, rev C; P-01, rev C; P-02; P-03, rev A;

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 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled Arboricultural Impact Assessment prepared by Arbol EuroConsulting. ref. 101 605. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal involves the widening of an existing driveway at the front of the site, to enable vehicles to pass each other within the site, as well as the construction of metal gates at the site's West Heath Road and Redington Road access points.

The application originally sought to partially remove the existing boundary wall on West Heath Road to widen the existing driveway. This element was removed from the scope of works after concerns were raised from Council officers. Additionally, the application also sought to remove additional landscaping as part of the widening of the driveway, however the amount of landscaping to be lost was also reduced after concerns were raised by Officers.

The widened driveway would be tidy and laid out in a manner which resulted in limited noticeable change to the layout of the existing driveway.

The provision of a rationalised bin area, set in a discreet location from behind the front boundary, would ensure the household bins could be stored in a consolidated area which did not interfere with the street setting.

The Redington Road gate would be a swinging gate and the West Heath Road gate would be a folding gate. It is understood the entranceways historically were built with gates, but the gate was removed at some point in the past. The proposed metal gates would have a sympathetic design and be commensurate with the size of the existing adjoining pillars. The gates would be raised slightly above the ground and have a good level of visual permeability, avoiding the gate appearing as overly tall or visually obtrusive.

Council's Conservation Officer has reviewed the proposal and considers the works to be acceptable in terms of effects to the conservation area, subject to the imposition of appropriate conditions of consent, which are attached to the associated listed building consent.

The proposed works would require the removal of a small, low-grade Cypress tree near the Redington Road entry as part of the widening of the driveway. Given the limited size of this tree and its generally limited contribution to the verdant setting of the front garden, in the context of the other vegetation to remain, in particular the hedging and specimen trees located closer to the road frontages which have a higher visibility from the public-realm, the loss of the Cypress tree would be considered acceptable.

The overall relatively small amount of reduction in landscaping, would be offset by the visual improvements brought about by the driveway resurfacing and the creation of a consolidated, discreetly located bin area.

Implementation of tree protection measures outlined in the applicant's arboricultural report, would ensure the trees and vegetation to remain would not be adversely affected by the proposed construction works.

Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the scale and scope of the proposed works, they would not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, A3, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 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 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).
- 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