

Application ref: 2024/0444/P  
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Date: 24 April 2024

**Development Management**  
Regeneration and Planning  
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4D Planning  
4D Planning  
3rd Floor  
86-90 Paul Street  
Hackney London  
EC2A 4NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**66 Priory Road  
London  
NW6 3RE**

Proposal:

Variation of condition 2 (approved plans) for planning ref 2023/1911/P dated 08/08/2023 for 'Replacement of front boundary wall with new wall and ballustrading, replacement of bin store and landscaping to the front' changes include a new entrance and gate to the front with new bin store

Drawing Nos: Superseded Drawings: 4D-384 (P01) (Rev A), 4D384 (P02), 4D-384 (P03), 4D-384 (P04),

Proposed Drawings: 4D-384 (E00), 4D-384 (E01), 4D-384 (P01) (Rev B), 4D-384 (E02), 4D384 (P02) (Rev B), 4D-384 (E03), 4D-384 (P03) (Rev B), 4D-384 (E04), 4D-384 (P04) (Rev B), 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 the original planning permission ref 2023/1911/P dated 08/08/2023.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition 2 of planning permission 2023/1911/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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 B), 4D-384 (E02), 4D384 (P02) (Rev B), 4D-384 (E03), 4D-384 (P03) (Rev B), 4D-384 (E04), 4D-384 (P04) (Rev B), 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 as approved under 2023/4335/P on 07/11/2023

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 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 carried out as approved under 2023/4335/P on 07/11/2023.

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 Reasons for granting permission:

The proposed amendments include a new brick pier and bin store with entrance gate. The principle of the extension and its design has been established under planning permission reference 2023/1911/P dated 08/08/2023

In terms of design the alterations are minor in the context of the original permission. The new works to the front boundary wall are modest in scale and are in keeping with the front boundary treatments of the prevailing area. The additional bin store is sensitively placed to the side and overall has very little impact on the character of the conservation area or site itself and the works are acceptable.

The proposed amendments are not considered to introduce new amenity impacts by way of loss of outlook, daylight or privacy or daylight/sunlight.

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.

No objections have been received prior to making this decision. Following discussions with Combined Residents' Associations of South Hampstead (C.R.A.S.H) they have withdrawn their objection. 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, 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 2023

- 2 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).
- 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](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-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 read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer