

Application ref: 2023/0494/P  
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Date: 5 June 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Create design  
Second Floor Wigglesworth House  
69 Southwark Bridge Road  
LONDON  
SE1 9HH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**17 Greville Place**  
**London**  
**NW6 5JE**

Proposal: Hard and soft external landscaping works, including lighting installations, faux-turf and paving to rear garden.

Drawing Nos: DAS P\_406\_17 Greville Place\_20240524, Landscaping plan 240523\_Greville\_Place, 03-Rear\_Garden\_Plan\_as\_Existing(2), GP-PL-001\_Site and Location plan

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 DAS P\_406\_17 Greville Place\_20240524, Landscaping plan 240523\_Greville\_Place, 03-

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

Informative(s):

1 Reasons for granting permission.

The scheme has been amended to remove some elements of the proposal originally submitted such as the garden building and alterations to front garden. The proposal, due to its nature would not require listed building consent as no part is affixed to any part of the building or curtilage structure. However, the impact on the conservation area and setting of the listed building will still need to be assessed.

In the rear garden it is proposed to re-landscape the area. At the far end of the garden an existing area of concrete is re-used as basketball area. On most areas artificial grass is proposed which would have an almost identical appearance to natural grass. The tree and landscape officer has confirmed that as the faux turf is permeable and reversible it would not have a detrimental impact on the ecology of the site and the garden would still encourage biodiversity. There are no other concerns relating to the rest of the development.

Additional play equipment and a basketball hoop will be installed which will be open and transparent, thus would not truncate the appearance of the garden. This equipment would not appear out of place in a domestic garden. Overall, the sense of openness in the garden is maintained, with it still reading as a subservient outdoor space for the enjoyment of the house. The setting of listed buildings at 13-19 Greville Place and the character and appearance of the conservation would be preserved by the works.

The proposal is considered to preserve the character and appearance of the 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. Special regard has also been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposal 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 2023.

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