

Application ref: 2024/0534/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 11 June 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Busilis
46 Warrington Road
Harrow
HA1 1SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**82 Greencroft Gardens
London
NW6 3JQ**

Proposal: Replace front garden concrete surfacing with permeable resin-bound aggregate material and grass grid and extend hedge along front boundary. New electric charging point to front bay. Erection of a timber bin shed.

Drawing Nos: Location Plan 82 Greencroft Gardens London NW6 3JQ dated 09-Feb-2024, B013-E-FG-P, B013-FG-P, B013-FG-S, B013-FG-E, Design & Access Statement dated 8 February 2024 RE 82 Greencroft Gardens, Resin Bound Surfacing Specification - Rural Pathways (SuDS) - Stonebound by addagrip, Stonebound HB UV Resin Bound Surfacing ASB-UV by addagrip.

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: Location Plan 82 Greencroft Gardesn London NW6 3JQ dated 09-Feb-2024, B013-E-FG-P, B013-FG-P, B013-FG-S, B013-FG-E, Design & Access Statement dated 8 February 2024 RE 82 Greencroft Gardens, Resin Bound Surfacing Specification - Rural Pathways (SuDS) - Stonebound by addagrip, Stonebound HB UV Resin Bound Surfacing ASB-UV by addagrip.

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.

Informative(s):

- 1 Reasons for granting permission.

The works proposed make a number of changes to the front garden of the property. The site lies within the South Hampstead Conservation Area and is a positive contributor. The existing front garden is majority impermeable surfacing with flower beds against the property and the side boundary.

Existing concrete, concrete blocks and concrete tiles will be replaced with a permeable resin bound aggregate and an area of plastic grid in which grass will be planted. The two existing flower beds will be retained and the hedge along the boundary with No 80 will be extended behind the existing front boundary wall. The introduction of permeable surfacing and elongation of the hedge is supported. A timber bin store will be erected alongside the boundary with No 84. The materiality is considered appropriate for the garden setting. An electric charging point will be added to the building's façade, to the side of one of the front bay windows. The intervention would be modest and considered likely to be unduly noticeable from the street.

The Combined Residents' Association of South Hampstead (CRASH) welcome most of the proposed works but highlight that the plastic grid filled with grass should not be referred to as a lawn as stated in the Design & Access Statement.

In terms of amenity to neighbours, the works are of minimal impact and there is no negative impact expected in terms of loss of light, outlook or overlooking.

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 were received prior making this decision. 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, 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 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) 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', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer