

Application ref: 2024/1537/P
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Date: 14 June 2024

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

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www.camden.gov.uk/planning

Charlton Brown Architects
The Belvedere
2 Back Lane
London
NW3 1HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Kemplay Road
London
NW3 1SY

Proposal: Proposed partial demolition of the existing garages to the rear with retention of single garage; retention of garage front elevation and alterations to fenestration.

Drawing Nos: PL-EX-001, PL-EX-100, PL-EX-102, PL-EX-300, PL-EX-301, PL-EX-302, PL-DE-100, PL-DE-300, PL-DE-301, PL-DE-302, PL-00-100, PL-00-300, PL-00-301, Design Access and Heritage Statement (prepared by Charlton Brown Architecture & Interiors, dated April 2024)

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:

PL-EX-001, PL-EX-100, PL-EX-102, PL-EX-300, PL-EX-301, PL-EX-302, PL-DE-100, PL-DE-300, PL-DE-301, PL-DE-302, PL-00-100, PL-00-300, PL-00-301, Design Access and Heritage Statement (prepared by Charlton Brown Architecture & Interiors, dated April 2024)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed works comprise partial demolition of the existing three-bay rear garage with retention of a single-bay garage. The front elevation of the garage is to be maintained and repurposed as a boundary wall providing privacy to the rear garden. The fenestration is proposed to be altered and replaced with matching and well-detailed historically designed brickwork and curved lintels.

There is no objection raised to the partial demolition of the garage, as it is of 20th century construction and is not integral to the character of the historic host building nor does it contribute to the character and setting of the wider Conservation Area. The replacement of two of the garage bays with solid brick and garden access door is considered acceptable in design and materiality, as it will utilise matching brick and historic detailing to complement the historic host building as well as the wider Conservation Area. The removal of two on-site vehicular parking spaces is welcomed and complies with Local Plan policy T2, which promotes the redevelopment of existing vehicle parking spaces for alternative uses.

Given the scale and scope of the proposed works, they are not anticipated to unduly harm the amenity of any neighbouring residential occupier.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead 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.

As such, the proposed development is in general accordance with policies A1, D1, D2, and T2 of the Camden Local Plan 2017 and policies DH1 and DH2 of

the Hampstead Neighbourhood Plan 2018-2033. 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer