

Application ref: 2024/3025/P
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Date: 27 August 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

Ela Rocha Architecture
Fawler Mill
Charlbury
Oxon
OX7 3AW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

27 Thurlow Road
London
NW3 5PP

Proposal: Installation of sauna outbuilding, vehicular and pedestrian front metal gates, garden gate, alterations to front steps with metal balustrades, pier to front garden, refuse and recycling bin enclosure and associated works.

Drawing Nos: PI 01 Location Plan (Os Map); PI 02 Existing Site Plan And Ground Floor Plan; PI 03 Existing Front Street View Elevation; PI 04 Existing Front Elevation And Ground Section Bb; PI 05 Existing Rear Elevation; PI 06 Existing Side Elevation; PI 07 Existing Section Aa; PI 08 Proposed Site Plan And Ground Floor Plan; PI 09 Proposed Front Street Elevation View; PI 10 Proposed Front Elevation And Ground Section Bb; PI 11 Proposed Rear Elevation; PI 12 Proposed Side Elevation; PI 13 Proposed Section Aa; PI 14 Proposed Typical Stone Step Section Detail, Existing And Proposed Finishes And Photos; PI 15 New Steps To Garden And Typical New Metal Balustrade Detail; PI 16 External Aco Slot Drain Detail And Specification; PI 17 Proposed Sauna And Bin Enclosure;

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:

PI 01 Location Plan (Os Map); PI 02 Existing Site Plan And Ground Floor Plan; PI 03 Existing Front Street View Elevation; PI 04 Existing Front Elevation And Ground Section Bb; PI 05 Existing Rear Elevation; PI 06 Existing Side Elevation; PI 07 Existing Section Aa; PI 08 Proposed Site Plan And Ground Floor Plan; PI 09 Proposed Front Street Elevation View; PI 10 Proposed Front Elevation And Ground Section Bb; PI 11 Proposed Rear Elevation; PI 12 Proposed Side Elevation; PI 13 Proposed Section Aa; PI 14 Proposed Typical Stone Step Section Detail, Existing And Proposed Finishes And Photos; PI 15 New Steps To Garden And Typical New Metal Balustrade Detail; PI 16 External Aco Slot Drain Detail And Specification; PI 17 Proposed Sauna And Bin Enclosure;

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 front vehicular and access gates are acceptable in terms of their height, material, opening method, and design. Given their permeability or lack of solidity, they would not create a defensive character. They are similar to other gates that have been added to properties elsewhere in the conservation area and Thurlow Road.

The replacement metal spindle rail for the front steps and new pier to the front garden are acceptable. The new steps to the front have already been approved under 2024/0393/P. The sauna room's location and scale are acceptable in terms of retaining the garden's open character and not reducing biodiversity. A metal balustrade to the rear lightwell and the window to be replaced by a horizontal metal grille is acceptable. The additional new railings to the rear lightwell, trellising, and other works at the rear are acceptable in terms of design and conservation area impacts. The changes to the rear hard and soft landscaping are acceptable. The refuse and recycling bin enclosure to the front area is acceptable in terms of size and material.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 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 and D2 of the Camden Local Plan 2017. The proposal complies with policies DH1 and HD2 of the Hampstead Neighbourhood Plan 2018. 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