

CONSULTATION SUMMARY

Case reference number(s)

2023/1520/P and 2023/2248/L

Case Officer:

Sarah White

Application Address:

35 Willow Road
London
NW3 1TN

Proposal(s)

Works within the front garden: reclaimed setts to create path, planters, bin store, black painted metal side boundary fencing, and pergola within the front lightwell (part retrospective)

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0

Summary of representations

**(Officer response(s)
in italics)**

A Site Notice was displayed at the site from 07/06/2023 to 01/07/2023.

A Press Notice was published from 08/06/2023 to 02/07/2023.

Neighbouring resident at 52 Willow Road:

This comment is summarised as follows:

- 1) Most of the works have already been completed
- 2) Whilst the reclaimed setts look good, they were set in concrete and no consideration was given to run off.
- 3) Hedges were removed and a boundary wooden fence has been constructed.

Officer response:

- 1) This application is being treated as part-retrospective.*
- 2) The current proposal seeks to reduce the existing area of hard landscaping by introducing a small area of soft landscaping/lawn. This would improve drainage at the site and reduce surface water runoff.*
- 3) The current proposal seeks to replace the existing timber fence with a painted black metal fence. The proposed fence would be modest in height and in keeping with other boundary fences within the adjoining terrace. A condition has been included to require further details of the railings to be submitted to and approved by Council prior to their installation. The current proposal also includes planter boxes which is a welcomed addition.*

Neighbouring resident at 26 Pilgrims Lane:

This objection is summarised as follows:

- 1) Most of the works have already been undertaken without planning permission.
- 2) The property is Grade II Listed and lies within the Hampstead Conservation Area, and the front gardens are a noted part of the heritage asset.
- 3) The paving, bin store and pergola are out of keeping with the terrace and wider conservation area. The pergola is unnecessary and inappropriate. No other cottages in the terrace have a bin store in the front garden
- 4) No objection is raised to the paving stones being lifted and replaced with soft landscaping to assist with biodiversity and surface water runoff.
- 5) No objection to the black painted metal railing and request that a condition is included to require design details to be approved.

Officer response:

- 1) This application is being treated as part-retrospective.*
- 2) Noted.*
- 3) The proposed black painted metal side boundary fence would be modest in height and in keeping with other boundary fences within the adjoining terrace. The border planting and reduction in hard*

landscaping are welcomed additions and would improve surface water run off on the site. The use of reclaimed setts for the paved footpath and hardstand by the bin store is supported and in keeping with the local context. The bin store is small in scale and located in the top corner of the front garden, thus would have minimal visibility from the public realm. It is constructed from timber and would not detract from the character and appearance of the Conservation Area or listed terrace. The pergola is located in the lower ground floor lightwell. The structure is constructed from timber and covered in planting and is not visible from the public realm. The Conservation Officer has reviewed the proposal and is comfortable that it would not result in harm to the character and appearance of the Hampstead Conservation Area or the setting and architectural and historic interest of the listed terrace.

4) *Noted.*

5) *A condition has been included to require further details of the railings to be submitted to and approved by Council prior to their installation.*

Recommendation:

Grant planning permission