

Application ref: 2023/2248/L  
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Date: 27 November 2024

**Development Management**  
Regeneration and Planning  
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Fuller Long  
Build Studios  
203 Westminster Bridge Road  
London  
SE1 7FR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**35 Willow Road**  
**London**  
**NW3 1TN**

Proposal: 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)

Drawing Nos: Site Location Plan; 35WILLOW/001 (Existing Plans); 35WILLOW/001 (Proposed Plans); Heritage Statement (Fuller Long, dated April 2023); Schedule of Works.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 35WILLOW/001 (Existing Plans); 35WILLOW/001 (Proposed Plans); Heritage Statement (Fuller Long, dated April 2023); Schedule of Works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

The application site is located on the southern side of Willow Road at No.35 and comprises a 3-storey, including lower ground floor, mid-terrace dwelling. The property benefits from a generous front garden area and a small lower ground floor terrace. The site is located within the Hampstead Conservation Area and forms part of a terrace of 9 stucco cottages, which are Grade II Listed and were built c1866 for local workers. The significance of the dwelling includes its architectural design and materials, floorplan, townscape value and evidential value as a mid-nineteenth-century terraced building.

The proposal seeks to make a number of changes to the front garden as follows: installation of a timber pergola structure within the lower ground floor front lightwell (retrospective), erection of a bin store (retrospective), installation of a black painted metal side boundary fencing to replace the existing timber fence, installation of garden planters (retrospective), reclaimed setts to create a paved footpath and hardstanding next to the bin store, and replacement of an area of hardstanding with soft landscaping/lawn.

The proposed black painted metal side boundary fence would be modest in height and in keeping with other boundary fences within the adjoining terrace. A condition has been included on the associated planning permission to require further details of the railings to be submitted to and approved by Council prior to their installation. 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 setting and architectural and historic interest of the listed terrace.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One comment and one objection were received from adjoining neighbours. The matters raised in these responses have been considered in the attached consultation summary. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017,

- 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 the National Planning Policy Framework.

The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer