

Application ref: 2024/5021/P
Contact: Fast Track SC
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Date: 17 February 2025

Development Management
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Underscore Architecture
The Handbag Factory
3 Loughborough St
London
SE11 5RB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Well Road
London
Camden
NW3 1LH

Proposal:

New Railings and Gate to front boundary.

Drawing Nos: Location Plan; A-321-WEL-080; A-321-WEL-082; A-321-WEL-083- P; A-321-WEL-084-P

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; A-321-WEL-080; A-321-WEL-082; A-321-WEL-083- P; A-321-WEL-084-P.

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 Reason for granting permission:

The application site is a semi-detached Victorian house located on Wells Road. The property is situated in the Hampstead Conservation Area and is not listed.

The proposal seeks to refurbish the existing boundary wall through rebuilding the wall and piers in brickwork to match the original/existing, together with the installation of new black metal railings and a gate, to match neighbouring properties. This would incorporate a black painted letterbox added to the railings. This would see the replacement of the existing red brick and stone copings to brick piers incorporating a doorbell with red brick to match existing, stone copings, metal railings and electronic release gate.

The gate and railings would be painted black and constructed of metal with traditionally designed finials to the top of the gate and railings. The height of the gate and railings would be in line with the existing side fence and side brick wall.

The railings would be open and as such views into the site would be partially retained and it would therefore not appear as overly defensive. Given various examples of front walls, railings and low retaining walls on other properties within the street scene it is considered the proposed new gate and railings would be in keeping with the rest of the street scene. The overall design, size, scale and material used for the proposed works would be considered acceptable and appropriate in this specific instance and setting and would conserve and enhance the character and appearance of Hampstead Conservation Area.

Given the minor nature of the proposals, this development is not considered to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. Hampstead Neighbourhood Forum commented with no objection. The planning history of the site and surrounding area were 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, T1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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:

<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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer