

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/01/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		10/01/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/6126/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Oak Hill Way London NW3 7LN				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Replacement of existing earth and stones surfacing of communal footway with resin bound gravel finish.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Press notice published from 20/12/2012 to 10/01/2013. Site notice displayed from 12/12/2012 to 01/01/2013.  No response.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC: No response. Redington/Frognaal CAAC: No response.					

## Site Description

The application site relates to an uncovered pathway within the Oak Hill Estate. The site is within the Hampstead Conservation Area and borders the Redington/Frognaal Conservation Area.

## Relevant History

None.

## Relevant policies

### NPPF

#### The London Plan

#### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

#### Camden Planning Guidance 2011

#### Seven Dials Conservation Area Appraisal

## Assessment

Planning permission is sought for the formation of a new pathway covering in a resin bound gravel coating with timber edging. The total area of the pathway is between 85 to 100 sq m. The pathway is currently made of bare earth and stones and no changes to its lay out are proposed. Currently the pathway is uneven and slippery when wet and the proposal would improve the resistance of the wearing surface.

The proposed material: resin bound gravel is considered to be appropriate for this type of pathway and would not cause any harm to the character or appearance of this part of the Hampstead Conservation Area, in line with policies CS14, DP24 and DP25 of the LDF. The material is porous and hence is not expected to result to have an impact in flooding.

The applicants have provided an arboricultural method statement to demonstrate that appropriate care will be taken to ensure nearby trees are not damaged during construction.

**Recommendation:** Grant

### Disclaimer

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