

Mr Stephen Twine
Scott & Twine LLP
Unit P05
The Old Power Station
Mortlake High Street
London
SW14 8SN

Application Ref: **2015/0881/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

16 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**Beechwood
43 Hampstead Lane
Hornsey
London
N6 4RT**

Proposal:

Erection of new timber framed garden pavilion

Drawing Nos: Heritage and Design and Access Statement, 2230-04/00/LOC, 2230-04/00/01, 2230-04/01/01, 2230-04/01/02, 2230-04/01/03, 2230-04/01/04, 2230-04/01/05.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Heritage and Design and Access Statement, 2230-04/00/LOC, 2230-04/00/01, 2230-04/01/01, 2230-04/01/02, 2230-04/01/03, 2230-04/01/04, 2230-04/01/05.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission. [Delegated]

The proposal seeks permission for the erection of a new timber framed garden pavilion in the south-western extremity of the extensive grounds of the site. No works are proposed to the Grade II listed main building on the site. The proposed pavilion will be ancillary to the operation of the existing summer house in the grounds of the site. It is not considered that the proposed pavilion will have any adverse impact on the setting of the main building at the site which is a Grade II listed 19th century regency villa set in the north east corner of this 10 acre estate.

The site is set within the Highgate Village Conservation Area and designated Metropolitan Open Land (MOL).

The proposed octagonal timber structure will sit on a red London stock brick plinth set into the slope of the site made of natural finish timber. It will be modest in size with a footprint measuring 3.16m by 3.16m set at a significant distance away from the main listed dwelling house. There are a number of ancillary buildings already existing within the grounds. It is considered that due its design and scale, the proposed pavilion will blend into the landscape in accordance with its ancillary nature. The structure will be open on all sides above a c.1.6m height level making the structure transparent in character and reducing any adverse impact on the openness of the MOL.

The pavilion will be set within the large grounds of 43 Hampstead Lane on a plot adjacent to the allotment gardens within Hampstead Heath. There is a buffer of screening along the boundary fencing on the edges of the site. Furthermore the pavilion will be located in an area of open ground to limit any effect on the surrounding trees and plant cover. Given the small scale of the garden pavilion and its siting it is not considered that the proposal will have any adverse impact on the openness of the MOL Policy 7.17 of "The London Plan March 2015, consolidated with alterations since 2011" or on the character of the Conservation Area or the setting of the Grade II listed main building . Similarly it is considered that the openness and visual amenity of the MOL will be retained following the erection of the timber framed garden pavilion proposed.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8, 7.17 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment