

Mr Alan David  
The Unique Building Company Ltd  
20 Holders Hill Drive  
Hendon  
London  
NW4 1NH

Application Ref: **2014/7748/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

7 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Woodchurch Road**  
**London**  
**NW6 3PN**

Proposal:  
Alterations to front landscaping and boundary walls.  
Drawing Nos: Existing basement and Ground floor plans and proposed front improvement plans.

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: Existing Basement and Ground Floor Plans, and Proposed Front Improvement Plans.

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

Informative(s):

- 1 The property falls within the South Hampstead Conservation Area. It is also the subject of an Article 4 Directive (2010).

The application seeks permission to make changes to the front landscaping area. No other changes are being proposed. The original landscaping plans have been amended to appear less cluttered.

Permission is required by virtue of an Article 4 Directive, which has been implemented to protect the property and its setting. However the proposed landscaping, by virtue of its form and materials would not cause any harm to the property or its setting. In light of the above, officers are of the opinion that the proposal would preserve the character of the area and is acceptable on design grounds.

The proposed development would not have any impact on any neighbouring property by way of loss of privacy, overlooking or any other amenity concerns.

No objections have been received and the site's planning history was taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with policies 7.15 of the London Plan (2015) consolidated with alterations and NPPF paragraph 126, 127 and 128.

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 flourish at the end.

Ed Watson  
Director of Culture & Environment