

Mr Simon Hayward
Hayward Smart Architects
The Coach House
3a New Street
Shipston on Stour
Warwickshire
CV36 4EW

Application Ref: **2015/2722/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

23 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

46 Compayne Gardens London NW6 3RY

Proposal: Installation of timber ramp to the front of the site for wheelchair access and single storey side extension

Drawing Nos: 01; 02; 07A; 08; Design and Access Statement dated April 2015 and letter from Simon Hayward dated 12/05/2015.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 01; 02; 07A; 08; Design and Access Statement dated April 2015 and letter from Simon Hayward dated 12/05/2015.



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

Informatives:

- 1 Reasons for granting permission.

This application relates to a ground floor flat which forms part of a semi-detached building within the South Hampstead Conservation Area. The host property is subject to an Article 4 Direction.

The proposed ramp would be formed of timber and erected over the top of the existing steps to the front door. It is intended to be a temporary structure to provide wheelchair access to the elderly occupant within the ground floor flat. The ramp has been designed in accordance with Part M of the Building Regulations. Due to the temporary nature of the structure, being detachable and implemented for its current occupant, and its sympathetic size and the materials used it is considered to be an appropriate addition to the host building. Furthermore, it would be well setback from Compayne Gardens behind existing front boundary treatment including a brick wall and hedging. The ramp would not be visually prominent from within the surrounding area and is considered to preserve the character and appearance of the South Hampstead Conservation Area.

The proposed side extension would replace an existing flat roofed structure. It would be smaller in size (its depth) resulting in a larger setback from the front elevation, have a mono-pitched roof and be constructed of matching materials. Overall, it is considered to be an improvement over the existing side addition it would replace leading to an enhancement to the conservation area.

Due to the nature and location of the proposals, it is not considered that there would be any harm to neighbouring occupiers by way of a loss of light or outlook.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions 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 CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP6, 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 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 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).

- 3 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.

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



Ed Watson
Director of Culture & Environment