

Barry Matthews
Mr Matthews
18 Aycliffe Road
London
W12 0LL

Application Ref: **2016/5450/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Honeybourne Road
London
NW6 1HH

Proposal:
Replacement and repositioning of front door within internal porch; repaving of driveway; installation of new railings and entrance gates; and replacement of rear bay window with French doors.

Drawing Nos: RPA/1/HBR/202, RPA/1/HBR/101, RPA/1/HBR/102, RPA/1/HBR/201, RPA/1/HBR/103, detailed front door and rear bay window drawings received 26/10/2016, Site location plan dated 05/10/2016, Design and Access Statement dated 30/09/2016 and Arboricultural Statement dated October 2016.

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: RPA/1/HBR/202, RPA/1/HBR/101, RPA/1/HBR/102, RPA/1/HBR/201, RPA/1/HBR/103, detailed front door and rear bay window drawings received 26/10/2016, Site location plan dated 05/10/2016, Design and Access Statement dated 30/09/2016 and Arboricultural Statement dated October 2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The repositioning of the front door to create a recessed porch is considered acceptable. It would reinstate the original layout of the property as is still evident at neighbouring properties nos.3 and 5. The proposed railings and pedestrian entrance gates would match those previously approved in 2005. They would be traditional black metal railings which would complement the host building and would match similar railings to surrounding properties. The re-paving of the front driveway with Portland Stone would be a sympathetic alteration that would not harm the character and appearance of the conservation area. Although it is non-permeable, the driveway features a number of large flowerbeds which would ensure an acceptable level of rainwater attenuation.

The proposal includes the replacement of the existing windows and doors to the rear bay window with new French doors and windows which wrap around the sides of the bay. The development would not be visible from the public realm and would only be subject to limited private views from the rear of neighbouring properties. It is considered a minor alteration and the use of white timber frames would be in keeping with the existing fenestration. The overall development is considered acceptable and would not cause harm the character and appearance of the host building or wider conservation area.

Due to the nature and location of the proposals, they are not considered to cause

any harm to neighbouring amenity in terms of privacy, outlook or daylight.

No objections have been received prior to making this decision. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Reference has been made to The Fortune Green West Hampstead Neighbourhood Plan.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies 2 and 3 of the Fortune Green West Hampstead Neighbourhood Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

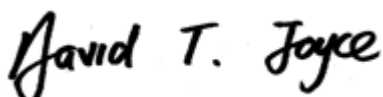
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Executive Director Supporting Communities