

Mr Simon Jones  
Cox & Jones Ltd  
14 Donnington Road  
Worcester Park  
KT4 8EN

Application Ref: **2017/2183/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

12 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**5 Hampstead Hill Gardens**  
**LONDON**  
**NW3 2PH**

Proposal:  
Rebuilding of front boundary wall and refurbishment of existing railings and gate to dwelling (Class C3).  
Drawing Nos: Design and Access Statement; Heritage Statement; Method Statement; 5 x Photos; Site Location Plan; BD-01; BD-02C; BD-03

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; Heritage Statement; Method Statement; 5 x Photos; Site Location Plan; BD-01; BD-02C; BD-03.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the rebuilding of the existing boundary wall which is in a very poor condition. Cracked, inward leaning and some missing stone caps have rendered the wall quite unsafe. The rebuilding of the boundary wall would be done re-using most of the existing bricks. Reclaimed bricks are to be used to make up the shortfall - in keeping with the historic heritage of the listed host property. The pointing is also to be traditional, by being thin and flush.

The existing railing and gates are heavily corroded and thus also in poor condition. Although some parts of the railings and gates can be refurbished, others are clearly beyond repairs and will need to be replaced. It is proposed to take them off site to be stripped and assessed to determine what can be repaired/salvaged, and what will need replacing like for like.

A letter box and electronic gate release are to be added onto the refurbished gate. Both items, due to their small size, are discreet and would not detract from the overall form and ornate nature of the gate's architectural design.

The proposal is therefore considered acceptable in terms of scale and location, and will preserve and enhance the character and appearance of the host and adjacent listed buildings, the conservation area and the streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Listed Buildings and

Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 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; policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016 and 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.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning