

Miss Elisabetta Falcetti  
24 Hilltop Road  
London  
NW6 2PY

Application Ref: **2017/5335/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

19 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**24 Hilltop Road**  
**London**  
**NW6 2PY**

Proposal: Dismantling of section of the low boundary wall with like for like reconstruction of the garden wall and the installation of black metal railings all associated with the existing residential flats (Class C3).

Drawing Nos: Existing and proposed plans and elevation drawings dated 20th September 2017 and undated Method Statement.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and proposed plans and elevation drawings dated 20th September 2017 and undated Method Statement.

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

#### Informative(s):

- 1 Reasons for granting permission:

The site is located in a residential area of West Hampstead on the corner of Hilltop Road and Hemstal Road. The main 2/3 storey building at number 24 forms the end of the Victorian terrace fronting Hemstal Road.

Planning permission is sought to excavate the existing retaining wall to build foundations for the new like-for-like replacement boundary wall at a maximum depth of approximately 40 cm. It is proposed to install additional metal railings that would match the height of section of the boundary treatment in situ. The upper part of the wall would be enclosed with metal railings mounted on the low retaining wall to match the height and design of the existing boundary treatment around the host building. A small amount of new bricks may be required if some of the bricks are too damaged to re-use. The profile, design and capping detail of the wall will match existing. Overall, the proposals are considered to enhance the character and appearance of the host building.

The existing boundary treatment is considered to be of poor townscape merit, the existing wall is deteriorated and the existing gate is in need of repair. Moreover, any unsympathetic repairs will be carefully rebuilt to ensure the continued survival of the boundary treatment. As such, the design and appearance of the proposed work would have a positive impact on the general area. The proposal would result in a coherent design that would promote better security and improve the area's visual appearance. Thus, the development is considered to be an enhancement to the character of the host building, streetscene and wider area.

There are mature trees in close proximity with the host building. A Method Statement has been submitted and the Council's tree officer has confirmed the information is sufficient to ensure protection of the trees. There is no heavy machinery involved in the works and the new fence and gate would be installed by hand.

The boundary treatment is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. The application site is not listed, nor is it located within a conservation area.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016, Fortune Green and West Hampstead Neighbourhood Plan 2015 and National Planning Policy Framework 2012.

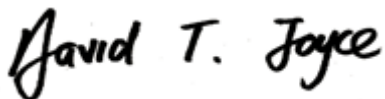
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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  
Director of Regeneration and Planning