

Application ref: 2017/7039/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 22 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Homecraft Design Studios
3 Pennine Parade
Pennine Drive
London
NW2 1NT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

581 Finchley Road
London
NW3 7BS

Proposal: Alteration to front boundary, involving the widening of both entrances and installation of double gates, lowering of boundary wall and addition of low railings on top, and alterations to lower the garden level and replacement of soft landscaping with permeable block paving and relocated steps.

Drawing Nos: (201806/581FR/-)01 rev C, 02 rev B, 03 rev B, S1 rev B; Email from Homecraft Design Studios dated 22/02/2018.

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

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 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (201806/581FR/-)01 rev C, 02 rev B, 03 rev B, S1 rev B; Email from Homecraft Design Studios dated 22/02/2018.

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

- 4 The front garden hardstandings hereby permitted shall at no point be used for vehicular parking.

Reason: To ensure that the development would not encourage unsustainable modes of travelling and to avoid exacerbating local issues of congestion, air quality and highways safety in line with policies D1, T1, T2, A1 and CC4 of the London Borough of Camden Local Plan 2017, and policies 2, 3, 7 and 9 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

Proposals to alter the front boundary, involving the widening of both entrances and installation of double gates, lowering of boundary wall and addition of low railings on top, as well as, alterations to lower the garden level and replacement of soft landscaping with permeable block paving and relocated steps are considered to be acceptable in terms of the design, dimensions, colour and materials used.

The wider gate openings would be matching and allow access from the street for the movement and storage of recycling bins avoiding the need to place them on the public highway. Though existing boundary walls in this part of Finchley Road vary in style with no established pattern, indeed many being removed altogether, the proposed new wall with low black metal railings on top would match the heights and widths of boundary walls that do remain in the locality. The design of the railings and gates would also closely match those at the adjoining property at no. 583 and are considered to be an improvement on the existing boundary treatment at the host property.

The proposals to replace existing soft landscaping with permeable block paving and relocated steps at the front of the property are also considered to be acceptable. The proposed dark grey Marshall Piora block paving would be sympathetic to the character and appearance of the wider area. The paving would be permeable allowing rainwater to soak into the ground rather than pooling on the surface, so providing a sustainable drainage solution (SUDS) to help mitigate the risk of any potential flooding. In addition, the proposals also include side gullies with a soakaway located at the end of each, so further ensuring an acceptable level of

rainwater attenuation and drainage management.

Overall, the proposal is considered to involve modest and appropriate alterations within the context of the character and style of the front boundaries at both the host and neighbouring properties, and would be in keeping with the character and appearance of the wider area, and as such, would be acceptable.

Concerns were initially raised with regard to original proposals to remove the front boundary wall entirely and to replace it with a chain in so far as this would be detrimental to the character and visual appearance of the host building and the likelihood that this might encourage on-site car parking. Council policy T2 of the London Plan and related guidance resists the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking. This would particularly be the case in this location given that this part of Finchley Road is a TLRN and Transport for London red route. Following Council advice, the proposals were amended so as not to remove the boundary wall, and as such, would be acceptable. A condition has been added to ensure that the front garden is not used for vehicular parking as minor demolitions in the future might not constitute development (and therefore fall outside of the Council's control).

There are no amenity concerns to neighbouring properties given the modest and similar nature of the proposal to the existing appearance at the front of the property.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policies 2, 3, 7 and 9 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, London Plan 2016, and National Planning Policy Framework 2018.

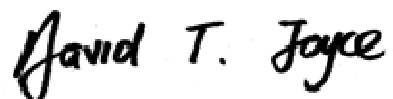
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning