

Application ref: 2018/5809/P
Contact: Laura Hazelton
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Date: 3 January 2019

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TfL - Consents Team
5 Endeavour Square
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

West Hampstead Overground Station
West End Lane
London
NW6 2LJ

Proposal:

Construction of a new southern pedestrian station entrance for the new West Hampstead Overground Station, with associated works.

Drawing Nos: LSWH - EN31 - EAR - DGA - RFL - 00001 rev P01.2; LSWH - EN31 - EAR - DGA - RFL - 00002 rev P01.2; site location plan received 28 November 2018; Design, Access and Planning Statement dated November 2018; Cover letter dated 21 November 2018; and Access Statement dated December 2018.

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: LSWH - EN31 - EAR - DGA - RFL - 00001 rev P01.2; LSWH - EN31 - EAR - DGA - RFL - 00002 rev P01.2; site location plan received 28 November 2018; Design, Access and Planning Statement dated November 2018; Cover letter dated 21 November 2018; and Access Statement dated December 2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the construction of a widened pedestrian entrance to the new West Hampstead Station. The works comprise ground re-profiling, the installation of steps and handrail, new surface treatment including tactile paving, a raised flower bed and seating, and minor changes to the existing building. The station is currently undergoing expansion to provide step-free access to the platforms and a new station concourse (works previously approved under reference 2014/7966P). The proposed development would open up the station entrance to provide access and improve connectivity from West End Lane and the adjacent Ballymore development. The Ballymore development (approved under reference 2011/6129/P) was approved subject to a legal agreement which stated that London Overground could utilise the unfinished unit on the lower ground of the annex to expand the station entrance (the subject of the current application).

The proposed works are considered acceptable in design terms and would not impact the character or quality of the Ballymore development, nor the proposed station. Likewise, the proposals would preserve the character and appearance of the wider streetscene.

The Council's Transport Officer has confirmed the proposals are acceptable from a transport point of view. The proposal would widen the pedestrian access to the station while also providing direct access to and from West End Square directly to the south of the station entrance. The proposal will enhance the pedestrian experience in the vicinity of the station entrance.

The Council's Access Officer has assessed the proposals and confirmed that the proposed tactile paving and handrails are positive additions; and that the stepped access is acceptable given the nearby step-free access to the station.

Given the location and nature of the proposals and their distance from the nearest residential properties within the Ballymore development, they would not harm neighbouring amenity by way of a loss of outlook, daylight or sunlight, or privacy.

No objections have been received prior to the determination of this application. The planning history of the site and surrounding area have been taken into account.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017; and Policies 2 (Design & Character), 4 (West Hampstead Growth Area), 9 (Pavements and Pedestrians) and 5 (Public transport) of the Fortune Green & West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

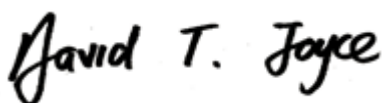
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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