

Application ref: 2019/0081/P
Contact: Gavin Sexton
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Date: 21 March 2019

Development Management
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HUB Architects and Designers Ltd.
15 Hoopers Yard
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

1 Wadham Gardens
London
NW3 3DN

Proposal: Details of cycle & bin storage structures, hard & soft landscaping and appointment of basement engineer, as required by conditions 4, 7 and 9 of planning permission 2015/6104/P (dated 26 April 2016).

Drawing Nos: Letter from Quadrant Harmon Consulting Ltd, dated 3rd Jan 2019.
Proposed drawings: prefix 1179- 05 revA, 06revA (Waste/Cycle storage), 02 revB (Proposed elevations), 07 rev (Bin shed & garden gate); 08 (Garden Gate), 09 revA (Proposed railings); Proposed hard & soft landscaping 1179-10.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval of details,

Condition 4 requires detail of the 'location, height, size and materials used, of the cycle and bin storage structures on both the northern part of the site facing Wadham Gardens and the southern section of the site fronting Harley Road'. The front boundary treatment is proposed as a low brick wall with timber paling above, to replicate the original Willett design, a characteristic of the surrounding conservation area. The applicant submitted additional details

demonstrating that the tiled street signs on the low boundary wall would be carefully removed and re-instated, which is welcomed. These details are consistent with those agreed during the assessment of recent application 2018/3320/P. Other railings and timber fencing to the north and east of the site are existing and unchanged. The cycle storage design has minimised the height, position and scale of the store to ensure that the bin store adjacent to the bike store would be more respectful of the character of the proposed timber fence. The detailed design proposals would preserve the character and appearance of the Elsworthy Conservation Area.

Condition 7 requires 'full details of hard and soft landscaping and means of enclosure of all un-built, open areas including boundary treatments and gates'. The submitted drawing shows a significant improvement over the existing arrangement, with a native yew hedge proposed for the perimeter of the site which would be in keeping with other dense, evergreen hedges that form typical boundary treatments in this part of the Elsworthy Conservation Area. The east Asian planting scheme is considered to be suitable for the site and to enhance the biodiversity of the site. The landscaping plans include reference to a replacement hawthorn (T5) which is acceptable. Overall the proposals are consistent with the details recommended for approval under application 2018/3320/P. The landscaping proposals would preserve the character and appearance of the conservation area and are acceptable.

Condition 9 requires details of the 'appointment of a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body'. The submitted letter of appointment confirms that the engineer's responsibilities meet the scope of works required by the conditions, and their qualifications and membership of the relevant professional body are acceptable. The condition can be discharged.

Overall the details are in acceptable in terms of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP27 of the London Borough of Camden Local Development Framework Development Policies

- 2 You are reminded that condition 5 (detailed drawings or samples of materials for windows, grilles and doors) requires details to be submitted prior to starting the relevant work.

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 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer