

Application ref: 2019/1312/P  
Contact: Rachel English  
Tel: 020 7974 2726  
Date: 2 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Lendel Stephens Ltd  
11b Athenlay Road  
Nunhead  
London  
SE15 3EA

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**23 Hampstead Hill Gardens  
London  
NW3 2PJ**

Proposal:

Installation of gate to bin store at side entrance (retrospective)  
Drawing Nos: Site plan and 028\_100\_A\_01

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 shall be carried out in accordance with the following approved plans: Site plan and 028\_100\_A\_01

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

Informative(s):

- 1 Reasons for granting permission:

The timber door in the fence in the front garden conceals a bin store behind

and is similar in appearance to the door opposite on the fence of number 23A Hampstead Hill Gardens. The door is considered appropriate in terms of its design. Overall, the proposal would preserve the character and appearance of the host building and the wider Hampstead Conservation Area.

Due to the minimal scale of the works, the development does not impact upon the amenity of adjoining residential occupiers.

One comment has been received and duly taken into account prior to making this decision. The site's planning history has been considered when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer