

Application ref: 2019/0810/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 10 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
31 Crediton Hill
London
NW6 1HS

Proposal: Alterations to the front driveway, front steps to property and front garden

Drawing Nos: A-(10)-001, A-(10)-010, A-(10)-011, A-(10)-012, A-(10)-013, A-(11)-010, A-(12)-010, A-(13)-011_REV_B, A-(12)-012, A-(13)-001, A-(13)-010_REV_B, A-(12)-011, A-(13)-012_REV_B, A-(13)-013_REV_B, A-(14)-010_REV_B, A-(15)-010_REV_B, A-(15)-011_REV_B, A-(15)-012REV_B

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 and D2 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 [A-(10)-001, A-(10)-010, A-(10)-011, A-(10)-012, A-(10)-013, A-(11)-010, A-(12)-010, A-(13)-011_REV_B, A-(12)-012, A-(13)-001, A-(13)-010_REV_B, A-(12)-011, A-(13)-012_REV_B, A-(13)-013_REV_B, A-(14)-010_REV_B, A-(15)-010_REV_B, A-(15)-011_REV_B, A-(15)-012REV_B]

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The application site is a detached two storey dwellinghouse with rooms in the loft space. It is of traditional construction and has a two storey bay window on each front and rear elevations. The proposed front entrance stairs are consistent with the property design and the alterations to the forecourt shall retain at least 50% of the soft landscaping. Overall, the proposed changes are considered acceptable in design terms.

The proposal does not alter the drop curb or increase forecourt car parking and is therefore compliant with policy T2. It is noted that the same alterations to the front steps and forecourt took place at no. 35 Crediton, approved under application ref. 2017/0296/P dated 22/03/2017.

The proposed changes are not considered to cause loss of light or overlooking to neighbouring occupiers, and is therefore considered acceptable in amenity

terms.

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

One objection was received prior to making this decision, which has been duly considered. The site's planning history was taken into account in coming to this decision. The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A3, T2, D1 and D2. The proposal also complies with Policy 2 and Policy 7 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan and National Planning Policy Framework 2019.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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