

Application ref: 2019/3310/P
Contact: Rachel English
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Date: 17 October 2019

Development Management
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Mrs Julia Gosman
Vine House
6 Hampstead Square
London
NW3 1AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Vine House
6 Hampstead Square
London
NW3 1AB

Proposal:

Removal of existing plant room and greenhouse and erection of replacement single storey garden house building; erection of new binstore; replacement of existing window on west elevation with doors.

Drawing Nos: Site location plan, VH-PL-01, (13441-) S002, P003-C, P004-C, P005-B, P006-B; Archangel Heritage Statement dated 24th June 2019, Design and Access Statement, Tree Sense report dated 21st June 2019, Letter from Gyoury Self dated 19th June 2019

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 policies 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: Site location plan, VH-PL-01, (13441-) S002, P003-C, P004-C, P005-B, P006-B.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Treesense Arboricultural Consultants dated 21st June 2019. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of 3 replacement trees including species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. The trees shall be planted and maintained in accordance with the standards set out on BS8545:2014 "Trees: From nursery to independence".

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing rear extension was constructed in the early part of the 20th century. The host building's significance is not derived from the extension, thus its demolition is considered acceptable.

The proposed extension is marginally larger than the existing extension and is accessed through a reinstated doorway from the main house. The location,

footprint and size of the extension remain subordinate to the main house. The design and materials are sympathetic to the house. The timber boarding matches other ancillary buildings on the site, creating some unity, and also ensures the extension does not compete with or draw attention from the principal building. The timber windows and doors and lead roof are all in-keeping with the age and aesthetic of the main building. The proposals would preserve the character and appearance of the host building and Hampstead Conservation Area.

The proposed bin store is modest in size and sympathetically designed. It is acceptable and will not harm any significance or fabric of the listed building.

The window to the west elevation has been significantly altered during the previous century and thus the proposal to drop the sill and create doors here is acceptable.

The proposals involve the removal of an evergreen magnolia tree from the front garden of the property. The tree is visible from the public but not considered to significantly contribute to the character of this part of the conservation area, largely due to other trees around the perimeter of the site. Two cherry trees in the rear garden are proposed to be removed due to their poor condition. The loss of canopy cover can be mitigated against through replacement planting which would be secured via condition. All other trees on site are proposed to be retained and protected from damage. The details submitted are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development.

Due to the location of the proposed works, there would be no impact on the amenity of neighbouring residential properties.

One objection and one comment were received following statutory consultation and duly taken into account when assessing this application. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest and to the desirability of preserving or enhancing the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1, A2 and A3 of London Borough of Camden Local Plan 2017. The proposed development also accords with policies NE2, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and policies within the London Plan 2016 and 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 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.
- 4 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer