

Application ref: 2019/4307/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 5 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Portfolio Town Planning Ltd
Portfolio Town Planning Ltd
Kemp House
152 City Road
London
EC1V 2NX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Heath Drive
London
NW3 7SB

Proposal:
Front boundary works including replacement of boundary wall, gates and hedges; replacement of lower ground garage facade; replacement of bin store; hard and soft landscaping works to front garden; and alterations to existing vehicle crossover.

Drawing Nos: Existing: P001, P100, P101A, P103A, P104 & P105

Proposed: P200A, P201B, P204B, P205, P206A, P207B & P208A

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 P200A, P201B, P204B, P205, P206A, P207B & P208A

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 Landmark Trees ref. Ref: SDS/30HTH/AMS/01a dated 11 February 2020. 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 Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

Amendments: all trees retained, wall, gates and bin store redesigned, minor alterations to landscaping.

The replacement boundary wall and gates are considered acceptable. The replacement boundary wall would be of a similar scale to the existing and made of brickwork to match the subject property and neighbouring, it would marginally increase in height as the natural ground level slopes down in order to maintain a uniform appearance as opposed to being staggered as the existing is. The new replacement wall would see the railings removed and also introduce a brick-on-edge detail on the top brick course and a new hedge row which is considered a minor enhancement to the conservation area. The pedestrian and vehicle access gates would appropriately be replaced with a less ornate and more simplified design which is not considered to cause any visual harm. The pedestrian gate would also be repositioned to align with the main access door and allowing a clear line of sight and a direct pathway to the main entrance of the subject property which as a result allows the front hard and soft landscaping to be better rationalised.

The replacement of lower ground floor garage façade is considered

acceptable. The new garage façade would be made up of brickwork to match the rest of the subject property as opposed to the existing black brickwork. This is considered to be more in keeping with the property and a minor enhancement to the conservation area.

The removal of the external condensing units is considered acceptable. It would appropriately declutter the façade of the property of incongruous features.

The replacement bin store is considered acceptable. It would be reduced in scale and would use sliding doors which no longer open outwards on to the public highway. The reduction in bulk and mass and new brick detailing of this prominent structure within the street scene is considered to be an improvement to the existing design.

All proposed hard and soft landscaping works to front garden are considered acceptable. All trees would be retained, all materials are considered appropriate and in keeping with the street scene and the new arrangement is considered a more efficient use of the space available with a minor increase in vegetation and biodiversity.

The proposal would involve no notable increase in bulk and mass, no change in use, no change in circulation and wouldn't afford any new views. As such, it is not considered that there would be any significant detrimental impact to neighbouring residential amenity.

After amendments, all existing trees would be retained. Front boundary wall works would be carried out in close proximity to existing mature trees, however, the Council's trees and landscaping officer has reviewed the proposal and raises no objections provided that the submitted arboricultural report and tree protection measures outlined within it are complied with. Tree protection measures and compliance with the submitted arboricultural report is to be secured by way of a condition.

The minor widening of the existing vehicle crossover is considered acceptable. The Council's transport officer has reviewed the proposal and raises no objection. The proposal would not result in the creation of additional space for car parking within the site. The Council would be able to widen the existing vehicle crossover adjacent to the property by approximately 550 mm without impacting on the on-street parking bay adjacent to the property. An informative is to be attached advising the applicant that a separate vehicular crossover amendment application would need to be submitted to the Council, as required by Section 184 of the Highways Act 1980 (Vehicle crossings over footways and verges).

- 2 No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposal is in general accordance with Policies D1, D2, A1, A3

and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 3 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).
- 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.

- 5 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.
- 6 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.
- 7 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any

other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.

- 8 You are advised that a separate vehicular crossover amendment application would need to be submitted to the Council, as required by Section 184 of the Highways Act 1980 (Vehicle crossings over footways and verges). Details on how to apply for a vehicular crossover amendment are available on the Councils website at the hyperlink below:

<https://www.camden.gov.uk/dropped-kerbs?inheritRedirect=true#dfmo>

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer