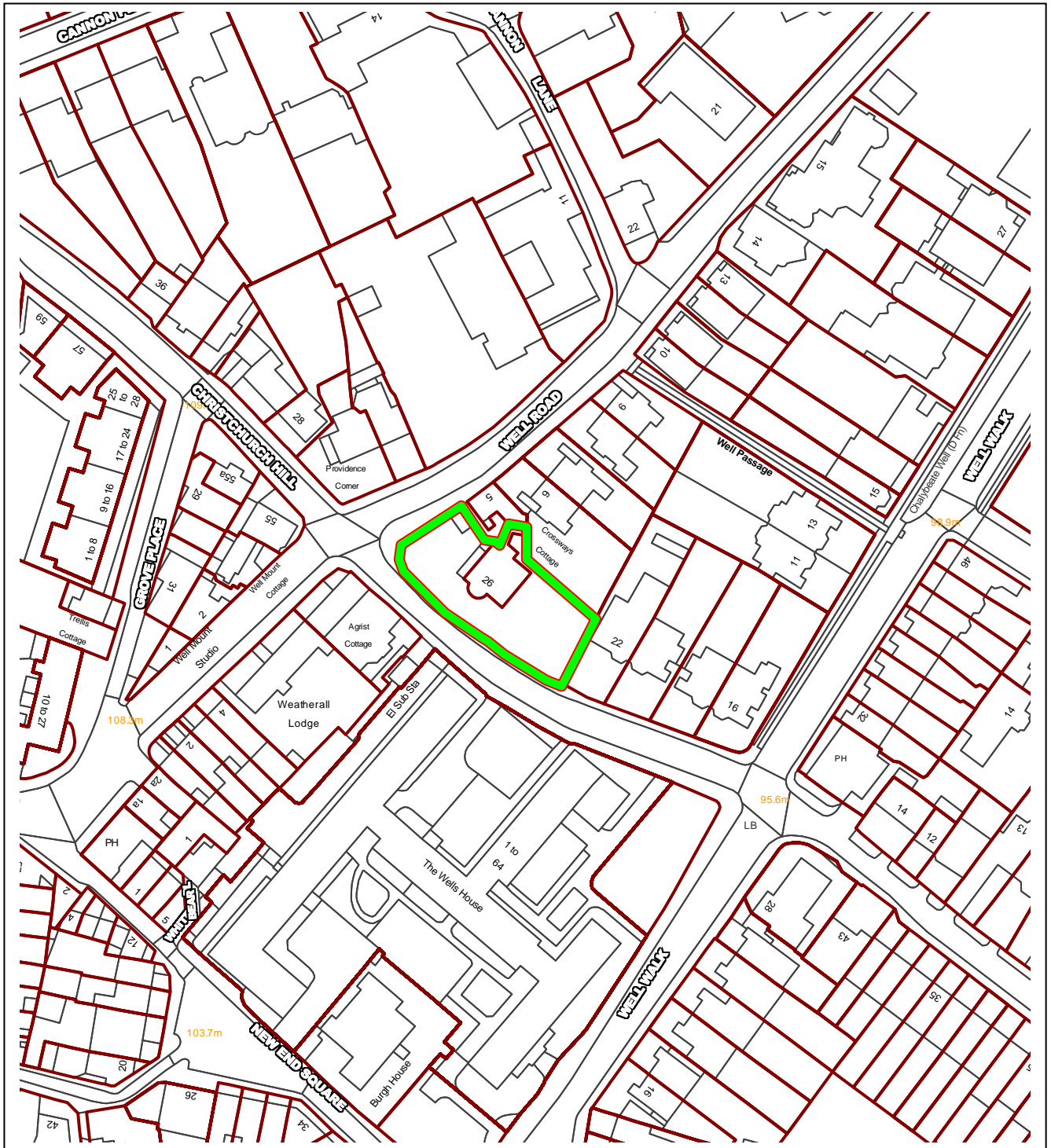


26 Christchurch Hill 2019/6379/P + 2020/0814/L



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Photos



Front elevation



View along side of house



Side elevation



Curved wall, first floor



Door to Bedroom 5



View looking north-west up Christchurch Hill



View looking south-east down Christchurch Hill



Existing gate on Christchurch Hill elevation

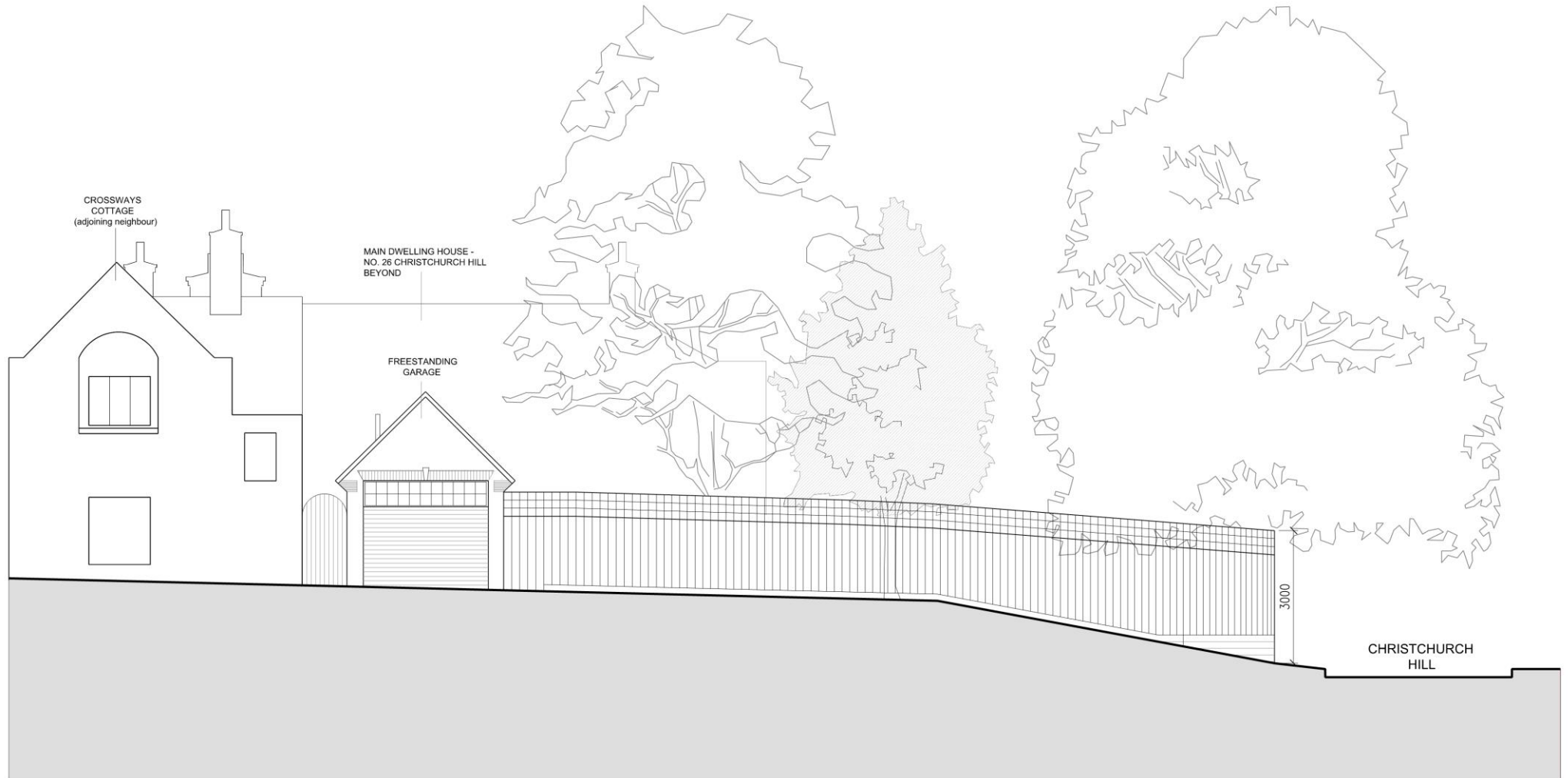


View north-east along Well Road

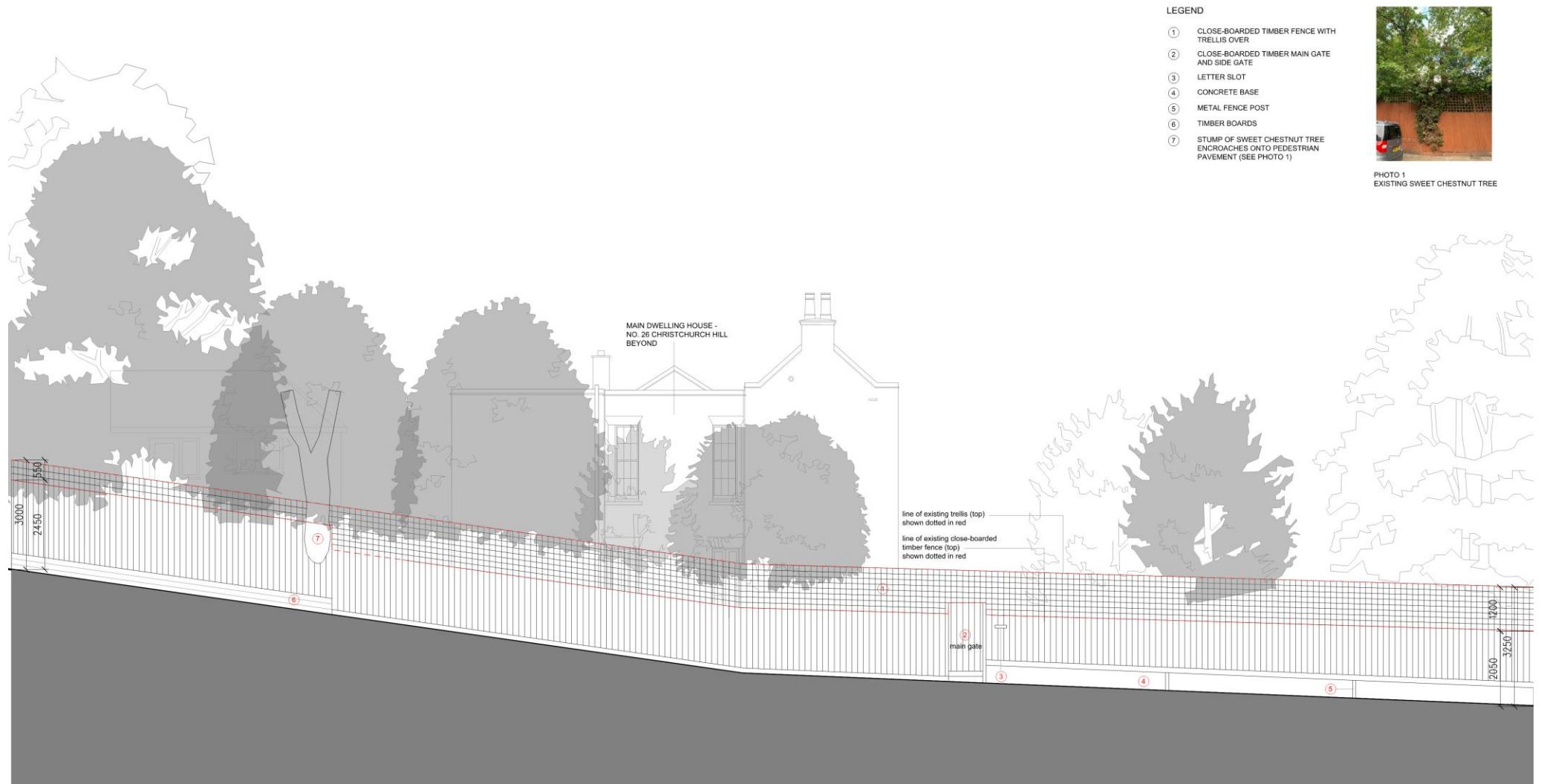


Well Road elevation

Comparison of existing and proposed boundary treatment



Well Road – existing elevation



Christchurch Hill – existing elevation

LEGEND

- ① MASONRY BRICK-FACED BOUNDARY WALL
REPLACES EXISTING CLOSEBOARDED
TIMBER FENCES
- ② PLANTING BEHIND
- ③ RETAIN EXISTING FENCE HEIGHTS
- ④ REPLACE EXISTING CLOSEBOARDED TIMBER SIDE
AND FRONT GATES WITH TIMBER DOORS
(FRONT GATE TO BE ENLARGED SLIGHTLY)
- ⑤ BRICK BASE PLINTH
- ⑥ RECESSED SLOT FOR LETTER BOX AS EXISTING
- ⑦ REPLACE EXISTING SWEET CHESTNUT TREE (TPO)
WITH A NEW SWEET CHESTNUT TREE
- ⑧ RAILINGS EXTENDED TO THE EXISTING HEIGHT
(BOUNDARY FENCE) AND FOLLOW THE PROFILE
- ⑨ OMIT ONE EXISTING STEP SO THE GATE CAN BE
LOWER AND ALIGNED WITH PERIMETER WALLS
- ⑩ BRIDGING DETAIL TO AVOID BUTTRESS ROOTS
TO P&M'S PROPOSAL (REFER SK13)
- ⑪ PERIMETER WALL STOPS AT EITHER SIDE OF
TREE TRUNK WITH METAL RAILINGS AROUND
TRUNK/ROOTS (REFER ARBORICULTURAL
METHOD STATEMENT)

ALSO REFER: STRUCTURAL ENGINEER'S PROPOSALS
(SK13, 14 & 15) AND ARBORICULTURIST' ARBORICULTURAL
METHOD STATEMENT



Well Road – proposed elevation



Christchurch Hill – proposed elevation

Delegated Report		Analysis sheet		Expiry Date:	17/02/2020
(Members Briefing)		N/A / attached		Consultation Expiry Date:	22/03/2020
Officer			Application Number(s)		
Kate Henry			1) 2019/6379/P 2) 2020/0814/L		
Application Address			Drawing Numbers		
26 Christchurch Hill London NW3 1LG			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1) Installation of rooflight on main roof; re-glaze existing windows and doors; replacement of existing boundary fence with masonry wall and railings 2) Installation of rooflight on main roof; re-glaze existing windows and doors; replacement of existing boundary fence with masonry wall and railings; internal alterations at first floor level					
Recommendation(s):		1) Grant conditional planning permission 2) Grant conditional listed building consent			
Application Type:		1) Householder Application 2) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>Site notices were displayed on 21/02/2020 (consultation expiry date 16/03/2020) and notices were placed in the local press on 27/02/2020 (consultation expiry date 22/03/2020).</p> <p>1 comment has been received from the owner/occupier of 5 Well Road, summarised as follows:</p> <ul style="list-style-type: none">Existing wooden fences on boundary are of no great quality and a brick wall, if constructed and designed in a sensitive manner, would be more in keeping with the area.Although the proposed wall would be taller than the walls at the adjacent 16-24 Christchurch Hill, those are different types of properties (semi-detached, set closer to the street and with no substantive grounds adjacent to the street)Some concerns about suspension of parking bays on Christchurch Hill; however, such disruption would be outweighed by aesthetic improvements to the street and the works would likely be co-ordinated in a timely and pragmatic manner to minimise such disruption.Inaccuracies on some of the plans with regards to 5 Well Road and the boundary between the two sites (this is raised in order to highlight the mistake rather than because it affects the determination of the application) <p>Officer comment</p> <p><i>The above points are noted.</i></p>					
Hampstead Neighbourhood Forum (HNP)	<p>In relation to the original set of plans, the HNP objected on the following grounds (summarised):</p> <ul style="list-style-type: none">A 3 to 3.3 metre high wall would be damaging to the setting of the heritage asset and to the conservation area, contrary to Policies DH1 and DH2 of the Hampstead Neighbourhood Plan, Policy D2 of the Camden Local Plan and the Hampstead Conservation Area Statement and paragraph 196 of the NPPF.The property behind the wall should be appreciated.A solid wall of this height and length is uncharacteristic of Christchurch Hill and would dwarf any pedestrian walking alongside it.Images on the applicant’s document show a retaining wall.The latticing above the existing fence allows views through into the site and cannot be used to justify the height of the proposed wall. <p>The plans were subsequently revised (see section 2 of the officer’s report) and in response, the HNP made the following comments (summarised):</p>					

	<ul style="list-style-type: none"> • The proposed height of the wall, as amended, would fail to enhance the character of the area as it would be unsympathetic to the prevailing height of most street-facing boundary walls, particularly for listed properties of this period. • Combined with a proposed railing the wall would be completely out of keeping. • The proposal as revised, we believe, would be contrary to DH1 and DH2 of the Hampstead Neighbourhood Plan. • The proposal would set an unfortunate precedent. • HNP cannot support a proposed wall higher than 2 metres. <p>Officer comment</p> <p><i>Please see section 4 of the Officer's Report. Officers consider that the revised proposals would have an acceptable impact on the character and appearance of the conservation area and the significance of the listed building.</i></p>
Hampstead CAAC	<p>In response to the revised set of plans, Hampstead CAAC object on the following grounds (summarised):</p> <ul style="list-style-type: none"> • 3 metres for the wall is too tall, it should be no more than 2 metres above the footway generally • Impact on setting of building behind • The detailing of the wall looks to be acceptable <p>Officer comment</p> <p><i>Please see section 4 of the Officer's Report. Officers consider that the revised proposals would have an acceptable impact on the character and appearance of the conservation area and the significance of the listed building.</i></p>

Site Description

The application site is 26 Christchurch Hill, an early C19th (c.1812), grade II detached house on the south-eastern corner of Christchurch Hill and Well Road, constructed with multi-coloured stock brick under a slate roof with C20th parapets. The entrance is flanked by 2 storey late C19th red brick bays. A two storey wing was added to the rear of the property in 1973 and a small single storey extension was added to this in 2005. Within the curtilage of the site lies a single storey former garage of modern construction in the rear garden fronting Well Road. The topography of the application site slopes down from north to south, such that Well Road is at a higher level than the ground floor of the dwelling.

There are a number of mature trees within the curtilage of the property, some of which are protected by Tree Protection Orders (TPOs). The building is located within the Hampstead Conservation Area and is within the Hampstead Neighbourhood Area.

Relevant History

2016/5974/P & 2016/5975/L: Construction of a basement extension under the modern wing of GII listed dwelling house (C3) and garden incl. demolition and rebuild of detached garden studio/garage. Associated works. **Granted subject to a section 106 legal agreement 10/01/2018.**

2013/1740/P & 2013/2561/L: Use of building fronting Well Road as a garage ancillary to existing dwelling house at 26 Christchurch Hill. Installation of garage doors to front elevation and creation of vehicular access. **Granted subject to a section 106 legal agreement 10/07/2014.**

2010/4767/P & 2010/4768/L: Erection of a single storey rear orangery extension to dwelling house. **Granted 08/11/2010.**

2005/0939/P & 2005/0940/L: Erection of a single storey rear extension to form a utility room for a single family dwellinghouse. **Granted 13/05/2005.**

D7/9/11/15983/R: Erection of a 2 storey extension for a single family dwelling house. **Granted 22/06/1973.**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

London Plan (Intend to publish) (2019)

Camden Local Plan (2017)

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

CPG Biodiversity (2018)

CPG Trees (2019)

Hampstead Neighbourhood Plan (2018)

DH1 Design

DH2 Conservation areas and listed buildings

NE2 Trees

NE3 Biodiversity corridors

NE4 Supporting biodiversity

Hampstead Conservation Area statement (2001)

Assessment

1. The proposal

1.1. Planning permission is sought for the following:

- Installation of rooflight on main roof
- Re-glaze existing windows and doors (retention of existing frames)
- Replacement of existing boundary fence with masonry wall

1.2. Listed building consent is sought for the above works, as well as associated internal alterations at first floor level, as follows:

- Reconfigure bathroom wall to straighten the curve
- Reinstate / reposition Bedroom 5's door to previous position (pre 1970's alteration)

1.3. The proposed rooflight would measure 850mm by 550mm and would be situated on the inside of the roof valley, where it would not be visible in views of the building from street level.

1.4. All of the windows and doors, except those windows labelled W04 and W05, are to be re-glazed following removal of single pane glass with thin double-glazed glass.

1.5. The proposed replacement masonry wall facing Christchurch Hill would measure up to 2.32 metres tall (which is the same height as the lintel above the existing gate on this elevation) and would feature metal railings above, up to the same height as the existing trellis (i.e. up to 3.3 metres tall). [The existing fence along Christchurch Hill measures up to 3.3 metres tall to the top of the trellis. The solid part of the fence measures up to 2.5 metres tall.]

1.6. The proposed replacement masonry wall facing Well Road would measure between 1.7 and 2.32 metres tall and would also feature railings above, up to the same height as the existing trellis (i.e. up to 3 metres tall). [The existing fence along Well Road measures up to 3 metres tall to the top of the trellis. The solid part of the fence measures up to 2.4 metres tall.]

2. Revisions

2.1. The following revisions have been made during the course of the applications:

- Rooflight position altered so that it sits on the inside of the roof valley as opposed to on the sloped edge which faces Well Road.
- Alterations to proposed boundary masonry wall (solid element lowered in height by 0.98 metres to 2.32 metres tall on the Christchurch Hill elevation and lowered by 0.68 metres to 2.32 metres on the Well Road elevation). The railings above the wall on the Christchurch Hill elevation would measure up to 0.98 metres tall and the railings above the wall on the

Well Road elevation would measure up to 0.68 metres tall.

- Windows W04 and W05 will not be replaced (these windows serve Bedroom 1 and are on the curved wall on the side elevation of the building).
- Omit enlargement of the internal opening between the family room and kitchen at ground floor level (revert to single door opening)

3. Planning considerations

3.1. The key considerations material to the determination of this application are summarised as follows:

- Heritage and design
- Trees and landscaping
- Impact on neighbours

4. Heritage and design

4.1. The application site is located within the Hampstead Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

4.2. The application building is grade II listed and the Council has a statutory duty, under Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

4.3. Policy D1 of the Camden Local Plan seeks to secure high quality design in development and Policy D2 notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.4. Policy DH1 of the Hampstead Neighbourhood Plan requires development proposals to demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas through their design and landscaping and it requires that development proposals ensure that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges. Policy DH2 requires that planning applications in conservation areas must have regard to the guidelines in the relevant Conservation Area Appraisal; and new development should take advantage of opportunities to enhance the conservation areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas; and development proposals should seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the conservation area.

4.5. The Hampstead Conservation Area Statement notes that the application site is in Sub-area 2: 'Christ Church / Well Walk'. The statement notes that this area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand C18th houses, Victorian tenements and substantial villas to C20th council flats and private houses. The application site (No. 26 Christchurch Hill) is specifically mentioned on page 23 where it is noted: *"At the corner with Well Road is No. 26 (listed) an early C19th detached house. It is bounded by a featherboard fence of no great quality"*.

4.6. The installation of the rooflight on the inside of the valley roof is considered to be acceptable. Although there would be a loss of historic fabric to allow the installation, the revised position of the rooflight (i.e. on the inside of the valley roof as opposed to the elevation facing the street)

means it would not be visible in views of the building and it would still allow for the illumination of the internal corridor. A suitable condition is suggested to require full details of the rooflight to be submitted for approval prior to the commencement of the relevant part of works.

- 4.7. The proposal includes replacement of the single glazing within the frames of the existing windows and doors (with the exception of those windows labelled W04 and W05). This is considered to be acceptable. All the C19th sash casement windows appear to have been replaced at some time in the late C20th and only casements W04 and W05 (which serve Bedroom 1 which features a curved outer wall) retain a number of original cylinder glass panes. The proposal is to replace the existing glazing with Histoglass slim profile units. On the basis that the historic windows have mostly been lost, this is not considered to cause undue harm to the listed building's historic and architectural significance.
- 4.8. The proposed internal changes at first floor (namely reconfiguring the curved bathroom wall and reinstating / repositioning Bedroom 5's door to its previous position) are also considered to be acceptable. These alterations are not considered to have implications for the historic and architectural significance of the listed building. Suitable conditions would be attached to ensure that all new joinery details are submitted for approval prior to the commencement of the relevant part of works and to ensure that internal repairs to walls are undertaken using traditional methods and materials (i.e. laths and lime plaster).
- 4.9. The proposed changes to the boundary walls are considered to be acceptable. Initially, it was proposed to replace the existing wooden fence and trellis with a solid masonry wall built to the same height as the former trellis (i.e. up to 3.3 metres in height). However, concerns were raised regarding the excessive height of the wall adjacent to the footpath and the impact on the character and appearance of the area and on users of the footpath. This is because the trellis above the existing fence is open in character and allows views into the site, whereas a solid brick wall up to 3.3 metres in height would completely block views into the site and would appear overly defensive and would also appear oppressive and overbearing to users of the adjacent footpath.
- 4.10. Officers suggested that the solid masonry wall be reduced in height to be no taller than the lintel above the existing gate on the Christchurch Hill elevation and the plans have been revised accordingly. The solid part of the replacement wall facing Christchurch Hill would measure up to 2.32 metres tall, with 0.98 metre high railings above up to the height of the existing trellis (3.3 metres); and on the Well Road elevation the solid element would measure between 1.7 metres and 2.32 metres in height (to account for changes in land levels) with 0.68 metre railings above up to the height of the existing trellis (3 metres).
- 4.11. Concerns have been raised by HNP and the Hampstead CAAC that the height of the proposed wall, as amended, would still fail to enhance the character and appearance of the area and that the new wall would be unsympathetic to the prevailing height of most street-facing walls in the area. However, as acknowledged by the Hampstead Conservation Area Statement, sub-area 2 of the conservation area contains a wide variety of building types and styles and the existing fence is of no great quality.
- 4.12. The application site is unique in the area and occupies a substantial corner plot facing onto two different streets with significant changes in land levels, rather than forming part of a matching terrace or group of buildings, for example. For this reason, officers consider that an individual approach to boundary treatment is acceptable and that the proposed solid wall would be appropriate. It is recognised that the boundary treatments further along Christchurch Hill (to the south-east) on the same side of the road are lower in height; however, the walls in question serve to enclose semi-detached pairs of dwellings and therefore a consistent approach to boundary treatment is appropriate. Similarly, on Well Road, the boundary treatments further along the street (to the north-east) are lower in height but again they serve semi-detached villas all of a similar style and therefore a consistent approach to boundary treatment is also appropriate here. The application site differs in building style and plot layout to that of its neighbours and therefore a different style of boundary treatment is considered to

be acceptable.

- 4.13. It is also worth highlighting that there are other tall walls in the immediate vicinity. For example, on the northern side of Well Road, just to the north-east of the application site there is a long stretch of tall wall. Also, on Christchurch Hill on the other side of the road from the application site there are examples of tall walls between buildings.
- 4.14. Overall, officers consider that a solid wall measuring up to 2.32 metres in height would be appropriate, particularly as the solid element would not be significantly higher (circa 0.25 metres) than the solid part of the existing wooden fence and the proposed wall represents an improvement in visual terms as the existing wooden fence and trellis are of no great quality and do not contribute positively to the character and appearance of the conservation area.
- 4.15. The metal railings above are also considered to be acceptable as they will allow views into the site, in the same way the existing trellis does. Furthermore, the applicant has noted that the front garden is on raised ground and where the boundary for No. 26 Christchurch Hill meets No. 22 (there is no No. 24), the top of the existing boundary fence is actually at the level of the raised garden and only the trellis portion of the fence is above ground level. This therefore limits the minimum height for the proposed replacement wall (i.e. the wall cannot be lower than land which it retains and the railings above must be high enough to form a secure barrier for anyone standing in the garden above the drop to the pavement).
- 4.16. A planning condition is suggested to ensure that a sample panel of brickwork for the proposed wall is submitted to and approved in writing by the Council prior to the commencement of the relevant part of the works. The same condition specifies that lime mortar should be used.
- 4.17. Overall, subject to the suggested conditions, the proposals are considered to preserve and enhance the character and appearance of the Hampstead Conservation Area and to preserve the listed building and its setting and any features of special architectural or historic interest which it possesses. The proposals therefore accord with the aims of Policies D1 and D2 of the Local Plan and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

5. Trees and landscaping

- 5.1. Policy A3 of the Local Plan seeks to protect and secure additional trees and vegetation. The policy notes that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. The Council will also require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development.
- 5.2. Policy NE2 of the Hampstead Neighbourhood Plan seeks to protect trees that are important to local character, streetscape, biodiversity and the environment; and Policy NE4 requires proposals to support biodiversity measures.
- 5.3. An Arboricultural Impact Assessment and Site-Specific Arboricultural Method Statement has been submitted with the application. The report notes that the proposed replacement boundary wall has the potential to impact several mature trees around the boundary of the site and therefore the proposed wall foundations have been designed to avoid damaging buttress roots near the tree trunk and any potential major roots within the root protection area (RPA) where the line of the wall goes. A suitable planning condition is required to ensure the works are carried out in accordance with the methods outlined in the statement.
- 5.4. The report notes that Tree T5 (Sweet Chestnut), which is covered by a TPO, is rotten / moribund and in a very poor condition. The tree has been retained as it is part of the existing boundary fence line and actually protrudes through into the public footpath on Christchurch Hill, thereby causing an obstruction. It is proposed to remove this tree to enable the new wall to be constructed and replace the tree with a suitable replacement. A planning condition is

required to ensure that a replacement tree is provided to the satisfaction of the Council's Tree Officers.

5.5. Subject to the required condition, the proposals are considered to be acceptable in this regard.

6. Impact on neighbours

6.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration. Policy A4 seeks to ensure that noise and vibration is controlled and managed.

6.2. Due to the nature of the proposed works it is not considered likely that there would be a harmful impact on neighbouring amenity, other than perhaps during the construction of the replacement wall. A Construction Method Statement has been submitted with the application; however, the works are not of a scale to warrant securing a Construction Management Plan by legal agreement. An informative is suggested to remind the applicant that if they want to use the public highway during the works they will need to obtain a license from the Council's Streetworks Authorisations & Compliance Team.

Recommendations:

- 1) Grant conditional planning permission
- 2) Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27th April 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/6379/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 23 April 2020

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

Phone: 020 7974 4444

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www.camden.gov.uk

Erica Jong Architects
48 Fairhazel Gardens
London
NW6 3SJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

26 Christchurch Hill
London
NW3 1LG

DECISION

Proposal:

Installation of rooflight on main roof; re-glaze existing windows and doors; replacement of existing boundary fence with masonry wall and railings

Drawing Nos: 1069.00.001_B; 1069.00.101_C; 1069.00.102_D; 1069.20.001_B;
1069.20.002_B; 1069.20.003_B; 1069.20.004_B; 1069.20.005_B; 1069.20.006_B;
1069.20.007_B; 1069.20.008_B; 1069.20.009_B; 1069.20.010_B; 1069.20.011_B;
1069.20.101_D; 1069.20.102_C; 1069.20.103_C; 1069.20.104_D; 1069.20.108_B;
1069.20.109_B; 1069.20.120_B; 1069.20.121_D; 1069.20.122_A; 1069.20.123_A;
1069.20.124_C; 1069.20.125_A; 1069.20.126_A; 1069.20.127_A; 1069.20.128_A;
1069.20.129_A; 1069.20.130_A; 1069.20.131_D; 1069.20.132_B; 1069.20.133_D;
1069.20.135_A; 24496-SK13-A; 24496-SK14-A; 24496-SK15-A; Design & Access
Statement (dated December 2019); Heritage Statement (dated November 2019); AIA & Site-
Specific Arboricultural Method Statement (dated 18th December 2019); Construction
Management Statement (dated December 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1069.00.001_B; 1069.00.101_C; 1069.00.102_D; 1069.20.001_B; 1069.20.002_B; 1069.20.003_B; 1069.20.004_B; 1069.20.005_B; 1069.20.006_B; 1069.20.007_B; 1069.20.008_B; 1069.20.009_B; 1069.20.010_B; 1069.20.011_B; 1069.20.101_D; 1069.20.102_C; 1069.20.103_C; 1069.20.104_D; 1069.20.108_B; 1069.20.109_B; 1069.20.120_B; 1069.20.121_D; 1069.20.122_A; 1069.20.123_A; 1069.20.124_C; 1069.20.125_A; 1069.20.126_A; 1069.20.127_A; 1069.20.128_A; 1069.20.129_A; 1069.20.130_A; 1069.20.131_D; 1069.20.132_B; 1069.20.133_D; 1069.20.135_A; 24496-SK13-A; 24496-SK14-A; 24496-SK15-A; Design & Access Statement (dated December 2019); Heritage Statement (dated November 2019); AIA & Site-Specific Arboricultural Method Statement (dated 18th December 2019); Construction Management Statement (dated December 2019) .

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

- 3 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 Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Before works associated with the replacement boundary wall is commenced, a sample panel (mimimum 1 metre by 1 metre) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. Lime mortar should be used.

The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the external railings;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 6 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted AIA & Site-Specific Arboricultural Method Statement (dated 18th December 2019), unless otherwise agreed in writing with the Local Planning Authority.

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 A3, D1 and D2 of the Camden Local Plan 2017 and Policies NE2, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 7 Prior to the end of the next available planting season following the removal of Tree T5 (Sweet chestnut), replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 A3, D1 and D2 of the Camden Local Plan 2017 and Policies NE2, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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 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.
- 3 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:

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Yours faithfully

Director of Regeneration and Planning

DECISION

Erica Jong Architects
48 Fairhazel Gardens
London
NW6 3SJ

Application Ref: **2020/0814/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **3794**

16 April 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Christchurch Hill
London
NW3 1LG

DECISION

Proposal: Installation of rooflight on main roof; re-glaze existing windows and doors; replacement of existing boundary fence with masonry wall and railings; internal alterations at first floor level

Drawing Nos: 1069.00.001_B; 1069.00.101_C; 1069.00.102_D; 1069.20.001_B;
1069.20.002_B; 1069.20.003_B; 1069.20.004_B; 1069.20.005_B; 1069.20.006_B;
1069.20.007_B; 1069.20.008_B; 1069.20.009_B; 1069.20.010_B; 1069.20.011_B;
1069.20.101_D; 1069.20.102_C; 1069.20.103_C; 1069.20.104_D; 1069.20.108_B;
1069.20.109_B; 1069.20.120_B; 1069.20.121_D; 1069.20.122_A; 1069.20.123_A;
1069.20.124_C; 1069.20.125_A; 1069.20.126_A; 1069.20.127_A; 1069.20.128_A;
1069.20.129_A; 1069.20.130_A; 1069.20.131_D; 1069.20.132_B; 1069.20.133_D;
1069.20.135_A; 24496-SK13-A; 24496-SK14-A; 24496-SK15-A; Design & Access
Statement (dated December 2019); Heritage Statement (dated November 2019); AIA &
Site-Specific Arboricultural Method Statement (dated 18th December 2019); Construction
Management Statement (dated December 2019)

Executive Director Supporting Communities



The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1069.00.001_B; 1069.00.101_C; 1069.00.102_D; 1069.20.001_B; 1069.20.002_B; 1069.20.003_B; 1069.20.004_B; 1069.20.005_B; 1069.20.006_B; 1069.20.007_B; 1069.20.008_B; 1069.20.009_B; 1069.20.010_B; 1069.20.011_B; 1069.20.101_D; 1069.20.102_C; 1069.20.103_C; 1069.20.104_D; 1069.20.108_B; 1069.20.109_B; 1069.20.120_B; 1069.20.121_D; 1069.20.122_A; 1069.20.123_A; 1069.20.124_C; 1069.20.125_A; 1069.20.126_A; 1069.20.127_A; 1069.20.128_A; 1069.20.129_A; 1069.20.130_A; 1069.20.131_D; 1069.20.132_B; 1069.20.133_D; 1069.20.135_A; 24496-SK13-A; 24496-SK14-A; 24496-SK15-A; Design & Access Statement (dated December 2019); Heritage Statement (dated November 2019); AIA & Site-Specific Arboricultural Method Statement (dated 18th December 2019); Construction Management Statement (dated December 2019).

Reason: In order to safeguard the special architectural and historic interest of the listed building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the new rooflight;

b) Details including plans at 1:10 of all new joinery.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the listed building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution (including use of traditional laths and lime plaster associated with any wall repairs).

Reason: In order to safeguard the special architectural and historic interest of the listed building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 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.
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Yours faithfully

Director of Regeneration and Planning