

Application ref: 2019/6379/P  
Contact: Kate Henry  
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Date: 14 May 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Erica Jong Architects  
48 Fairhazel Gardens  
London  
NW6 3SJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**26 Christchurch Hill  
London  
NW3 1LG**

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.

- 8 Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To maintain a high quality of visual amenity in the scheme 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer