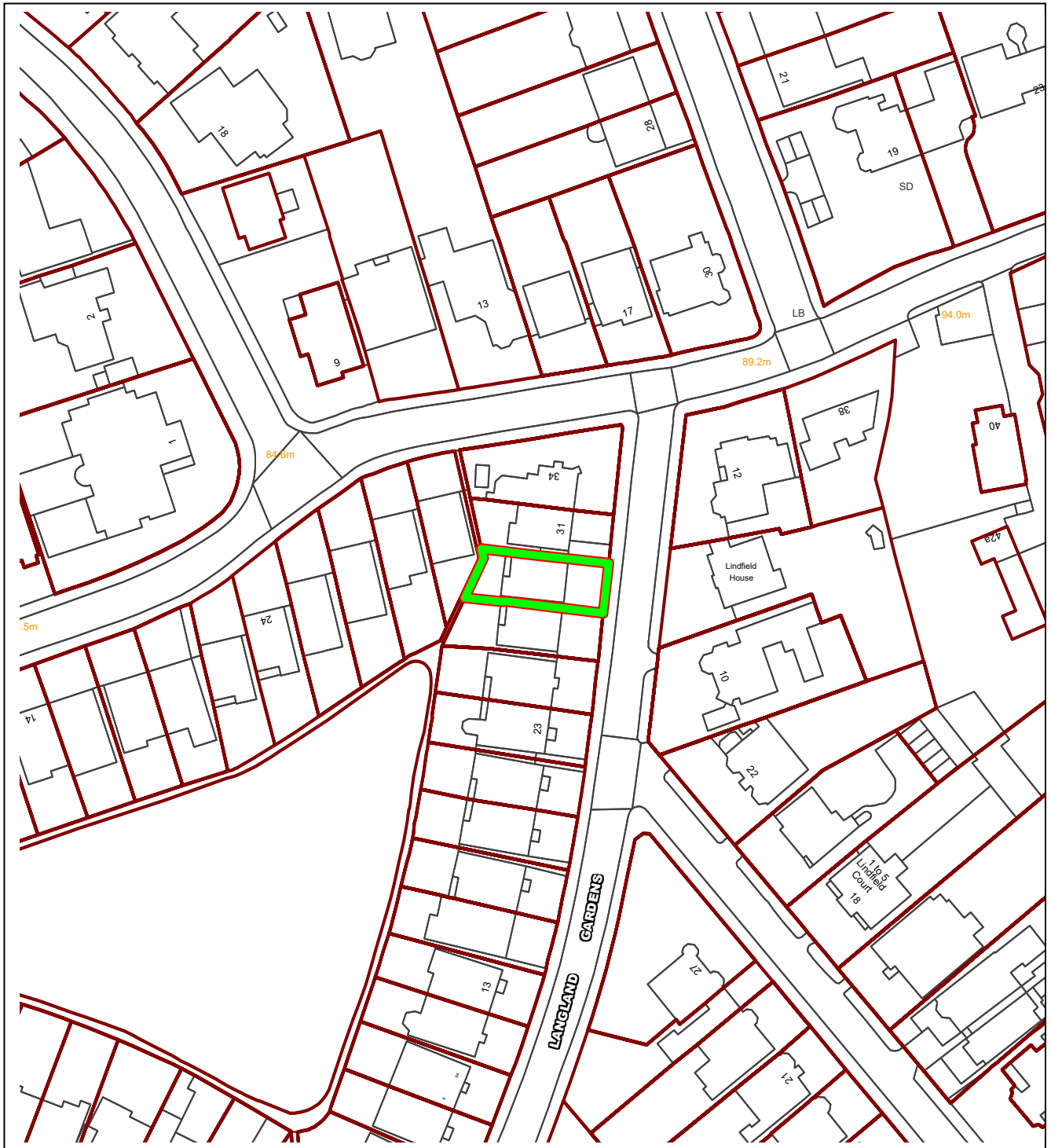


29 Langland Gardens, NW3 6QE.
Ref: 2020/1181/P



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SURVEY PHOTOS



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		01/05/2020			
		N/A / attached		Consultation Expiry Date:		26/04/2020			
Officer				Application Number(s)					
Matthew Dempsey				2020/1181/P					
Application Address				Drawing Numbers					
29 Langland Gardens London NW3 6QE				Please refer to decision notice					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature						
Proposal(s)									
Resurfacing of driveway, replacement bin/bike store, and replacement stair, door and fanlight.									
Recommendation(s):		Grant conditional planning permission							
Application Type:		Householder Application							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		A site notice was displayed from 01/04/2020 which expired 25/04/2020, and; a press notice was published 02/04/2020 which expired 26/04/2020.							
CAAC/Local groups comments:		<p>The Heath and Hampstead Society provided a response to the public consultation and objected on the grounds that the proposal would result in additional car parking.</p> <p><i>Officer response: The existing front drive way to this property enables two cars to be parked off the street and following the development this arrangement would be no different. The proposed alterations are considered an improvement to the context of the site and character of the conservation area.</i></p>							

Site Description

The host property is situated on the West side of the street, towards the northern end of Langland Gardens near the junction with Frogna Lane. Langland Gardens slopes from north, so that No.29 site higher than its neighbour No.27 to the south. No.29 is a four storey single family dwelling house of brick construction with gabled roof to the front elevation. The property has a brick covered driveway with large hedge to the north boundary with No.31, and a pedestrian entrance path with brick pillars on either side off the centre leading to the main entrance door. Two mature trees exist on site near to the front boundary positioned either side of the brick pillars. To the south boundary is an additional passage leading to the existing bin store and side gate to the rear garden. There is an existing brick wall between the host and No.27, less than 1m in height on the host property side.

The property is not listed, however; it is within the boundary of the Redington and Frogna conservation area, and noted within the CA statement as making a positive contribution to the area. No. 29 is also within the boundary of the Redington and Frogna Neighbourhood Forum and Plan.

Relevant History

2018/6220/T - FRONT GARDEN: 1 x Hornbeam (T2) - Reduce back to previous points 1 - 2m approx. **No objection to works to a tree in a conservation area 18/01/2019.**

2018/6293/T - (TPO REF. C674 2007) FRONT GARDEN: 1 x Holly (T1) - Reduce height by up to 1m. **Approve works (TPO) 21/01/2019.**

2019/1736/P - Erection of a single storey rear extension at lower ground floor and rear fenestration alterations (Class C3). **Granted 29/07/2019.**

Relevant policies

National Planning Policy Framework 2019

London Plan 2017

Draft London Plan 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG Amenity (2018)

CPG Altering and extending your home (2018)

Redington and Frogna Conservation Area Statement (2000)

Draft Redington and Frogna Neighbourhood Plan (2019)

Assessment

1.0 Proposal

1.1 The application seeks householder consent for alteration to the outside space at the front of the property, including the following works:

- Replacement timber painted front door, frame and fanlight.
- Replacement Yorkstone treads and risers, Yorkstone paving, Yorkstone coping, and new black and white tiled stair landing.
- New Yorkstone No.29 dressed stone added to brick pillar at boundary.
- Installation of permeable paving, (paving specification: Tobermore Hydropave Shannon Heather).
- New bin store and bike store with timber painted doors to replace existing store.

1.2 The initial scheme had not specified the finish for the stair landing, however this has been provided within revised proposed drawings, as a black and white tiled patterned finish.

2.0 Assessment

2.1 The planning considerations material to this application are:

- Design and heritage.
- Impact on neighbouring amenity.
- Impact on Trees (TPO and Conservation Area).

3.0 Design and heritage:

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

3.2 The proposed timber door, new frame and fan-light are considered to be a suitable material and style for the host property and are well proportioned for the existing opening.

3.3 The proposal to replace Yorkstone treads and risers, paving, coping, and; a new dressed stone No. 29 to the brick pillar at the entrance is largely repair and replacement works with materials to match the existing arrangements which do not require planning permission, however all proposed works have been shown on the submitted drawings for completeness and are considered appropriate for the host property and are welcomed.

3.4 The proposal to install a black and white tiled stair landing is considered acceptable as this will provide a traditional finish in this location.

3.5 The proposal to remove the existing hard landscaping and paving, to be replaced with a permeable surface is considered acceptable and will aid sustainable urban drainage. The existing non-permeable brick will be replaced with the specified Tobermore Hydropave Shannon Heather which has a similar appearance to the existing brick. This material shall be secured by condition to ensure the SUDs benefits are delivered.

3.6 The existing refuse storage to the secondary side passage was designed prior to the local authority issuing wheelie-bins for refuse collection and as such the storage area is not wide enough to accommodate standard Council bins. The new refuse storage will enable wheelie bins to be stored properly out of the way of the path and secured behind new timber doors.

3.7 The new storage area will also provide secure private cycle storage for the benefit of the occupants. The new storage will closely match the existing arrangement in terms of scale and materials. New brickwork shall match the existing, with Yorkstone coping added to the top. Timber painted doors shall be installed to secure the units.

3.8 Given that the new storage facility shall closely match the existing arrangement with the re-introduction of traditional materials this is considered acceptable in design terms.

4.0 Amenity, impact on neighbouring residents:

4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

4.2 The alterations are considered quite minor in scale and do not create any new structures which would affect privacy or outlook.

4.3 Following development it is considered there would be no adverse impacts from the proposed alteration on any residential amenity.

5.0 Impact on Trees:

5.1 The site is within the Redington and Frognal conservation area, and as such all trees are protected. In addition to this there is one Holly tree, to the front garden, which is protected by Tree Preservation Order TPO REF. C674 2007.

5.2 Due to concerns about the impact of development, on both the TPO Holly tree and the other mature tree to the Front garden (1 x Hornbeam), the applicant has provided an arboriculture statement with method statement and protection measures to ensure the two mature trees in the front garden are retained.

5.3 The arboriculture report, method statement and tree protection measures have been secured by condition to the satisfaction of the council Tree Officer. In addition, a new tree is specified for the rear garden as part of the overall works which is welcomed.

6.0 Recommendation:

6.1 Grant Conditional Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th June 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: 2020/1181/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 3 June 2020

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

800 group
Cranborne Road
Potters Bar
EN6 3JN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

29 Langland Gardens
London
NW3 6QE

DECISION

Proposal:

Resurfacing of driveway, replacement bin/bike store, and replacement stair, door and fanlight.
Drawing Nos: Site Location Plan 01, 245-12 A, 245-13, 245-14, 245-15, 245-16, 245-22 D, 245-23 D, 245-24 D, 245-25 D, 245-26 D, L002 A, Tree Survey & Arboricultural Report RevA 01.04.19.

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 Site Location Plan 01, 245-12 A, 245-13, 245-14, 245-15, 245-16, 245-22 D, 245-23 D, 245-24 D, 245-25 D, 245-26 D, L002 A, Tree Survey & Arboricultural Report RevA 01.04.19..

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

- 4 Prior to the commencement of works, tree and root protection measures as specified in the Tree Survey & Arboricultural Report RevA dated 01.04.19 shall be implemented in full and remain in situ throughout the duration of the development hereby approved. All trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage in accordance with the approved protection details.

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 The re-surfacing of the driveway and path shall be carried out in accordance with the approved plans using the material specified, namely; 'Tobermore Hydropave Shannon Heather paving'.

Reason: To ensure that the Sustainable Urban Drainage system (SUDs) benefits are realised in accordance with Policy CC3 (Water and flooding) of the Camden Local Plan 2017.

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 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

Director of Regeneration and Planning