

Application ref: 2020/1497/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 18 June 2020

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

De Matos Ryan  
99-100 Turnmill Street  
London  
EC1M 5QP

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**24 Willoughby Road**  
**London**  
**NW3 1SA**

**Proposal:**

Installation of a timber framed playhouse within the rear garden, re-construction of garden wall to match the existing.

Drawing Nos: 665\_A\_DRW\_02\_010\_P3, 665\_A\_DRW\_02\_009\_P2,  
665\_A\_DRW\_02\_008\_P1, 665\_A\_DRW\_02\_007\_P1

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 [665\_A\_DRW\_02\_010\_P3, 665\_A\_DRW\_02\_009\_P2, 665\_A\_DRW\_02\_008\_P1, 665\_A\_DRW\_02\_007\_P1]

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

- 4 The climbing frame playhouse shall be removed when no longer in use.

Reason: In order to safeguard the appearance of the host building and wider Hampstead Conservation Area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan

#### Informative(s):

- 1 Reasons for granting permission.

The play equipment is a free-standing, timber structure located in the rear garden of the host property, at the furthest point from the building. The structure uses natural materials, which would assist it in blending in with the garden surroundings. There is potential for the raised part of the structure to be visible from neighbouring gardens; however, this is considered minor. A condition is imposed to require the structure to be removed when no longer in use. This will prevent the structure becoming a redundant feature which clutters the rear garden.

The reconstruction of the garden boundary wall to the same height with brick to match the existing is acceptable in design terms.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties.

No objections were received prior to reaching this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead

Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 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.

- 4 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.

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