

Application ref: 2020/1747/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 15 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Bchitecture  
11A Beresford Road  
London  
N2 8AT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**37 Crediton Hill**  
**London**  
**NW6 1HS**

Proposal: Alterations and reconfiguration of front garden area, involving the replacement of boundary walls, gates, staircase & railing, hard and soft landscaping with stepped planters, staircase & steel railing, hard surfacing, bin storage area and altered side steps.

Drawing Nos: 1811-SI-PL-01; SK1, SK2, SK5 rev B, SK6 to SK10 (inclusive); Design Statement from Bchitecture dated April 2020; Material Palette document (rev A) received 11/06/2020.

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 policies 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: 1811-SI-PL-01; SK1, SK2, SK5 rev B, SK6 to SK10 (inclusive); Design Statement from Bchitecture dated April 2020; Material Palette document (rev A) received 11/06/2020.

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

Informative(s):

- 1 Reasons for granting planning permission:

The sections of front and side boundary wall to be retained would be rebuilt using mixed red brick to match the existing in appearance and materials with the addition of stone copings to the top of each section of wall. The existing front staircase railing would be replaced with a black painted steel railing of comparable design and follow the line of the replacement radial stone steps and raised terrace paving in a similar way.

The brick stepped planters with integral bin store area and altered side steps to allow access to this area would also be appropriate in terms of their design and materials, including the level of retained soft landscaping. The bin store area is suitably sized and discreetly located so as not to be visible from within the public realm and would allow the movement and storage of recycling bins without the need to place them on the public highway.

The replacement of hard surface areas at the front of the property with charcoal permeable block paving (Tobermore Hydropave Tegula) would be sympathetic to the character and appearance of the property and streetscene, and also allow rainwater to soak into the ground rather than pooling on the surface. This would provide a sustainable drainage solution (SUDS) helping to mitigate the risk of any potential flooding and ensuring that an acceptable level of rainwater attenuation and drainage management would be present at the property.

Overall, the proposal involves modest and appropriate alterations within the context of the character and appearance of the host property and wider West End Green Conservation and Fortune Green & West Hampstead Neighbourhood Areas, and is considered to be acceptable in terms of its' design, location, colour and materials used.

There are no amenity concerns as the proposals to the front of the property would not involve any noticeable alteration that would impact on the amenity of neighbouring properties.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A response from the Fortune Green and West Hampstead Neighbourhood Forum is noted in the Consultation Summary sheet associated with this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West End Green Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies 2, 3 and 9 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment