

Application ref: 2020/1767/P  
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Date: 13 July 2020

**Development Management**  
Regeneration and Planning  
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Matthew Wood Architects Ltd  
The Tea Factory  
110 Endwell Road  
London  
SE4 2LX  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**14 Prince Arthur Road  
London  
NW3 6AU**

Proposal: Installation of replacement car gate, brick piers and metal gate with railing to side passage, bin store to side passage.

Drawing Nos: P1.09-B, P2.1-B, P2.2-B, P2.0-B, E1.09, E0.1, E2.1, E2.0, E2.2

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 wall, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the boundary treatment 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans P1.09-B, P2.1-B, P2.2-B, P2.0-B, E1.09, E0.1, E2.1, E2.0, E2.2

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

Informative(s):

- 1 Reasons for granting permission.

The metal gates and railings to the side passage would have a maximum height of 1.8m. The height of the metal gate is considered acceptable in the context of the existing metal gate which encloses this side passage. The new gate would effectively bring the line of the existing metal gate forward of its current position, therefore having little impact on the appearance of the building. The raising of the height of the brick pillars in association with the installation of the gate is a minor alteration that would be keeping with the character of the building.

On officers request the railings at the back of the front drive that run across the garage have been removed. These railings would have created a fortified appearance, particularly given the slope of the drive relative to the pavement level. The vehicle access gates at the back of the drive has been reduced in height and would now match the height of the garage parapet, similar in appearance to the existing gates. Overall, the proposed gates are considered acceptable in terms of their material, height and detailed design and would have a neutral impact on the character and appearance of the Fitzjohns/Netherhall Conservation Area.

The proposal would not give rise to amenity concerns in terms of loss of light, outlook, or any other aspect.

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

Initial objections from the Heath & Hampstead Society and Hampstead Neighbourhood Forum were withdrawn following review of the revised proposal. Therefore no objections were received prior to the determination of this application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal complies with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with The London Plan March 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 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



Daniel Pope

