

Application ref: 2019/6257/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Email: [Joshua.Ogunleye@camden.gov.uk](mailto:Joshua.Ogunleye@camden.gov.uk)  
Date: 28 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)

Cox & Jones Ltd  
14 Donnington Road  
Worcester Park  
KT4 8EN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**5 Hampstead Hill Gardens  
London  
NW3 2PH**

Proposal:

Variation of condition 3 (approved drawings) of planning permission reference 2017/2183/P dated 12/06/2017 for the 'Rebuilding of front boundary wall and refurbishment of existing railings and gate to dwelling', namely to allow the provision of additional railings, gate and pier at the east end.

Drawing Nos: Design and Access Statement; Method Statement; 5 Photos; Site Location Plan; BD-01; BD-03; BD-02 Rev E; Heritage Statement (Received 12th April 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 the original planning permission ref 2017/2183/P dated 12/06/2017.

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- Design and Access Statement; Method Statement; 5 Photos; Site Location Plan; BD-01; BD-03; BD-02 Rev E; Heritage Statement (Received 12th April 2020)

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 boundary treatment, 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.

#### Informative(s):

- 1 Reason for granting permission-

The proposed works would be similar in nature, scale and design to the previously approved scheme here, reference 2017/2183/P granted permission on 12/06/2017. The approved scheme relates to the rebuilding of front boundary wall and refurbishment of existing railings and gate to dwelling. Given that there has been no change to policies in the Local Plan and Neighbourhood Plan, this resubmitted scheme would still be considered acceptable in design and heritage terms.

The amendments to the approved front boundary wall involve the extension of the railings over a low wall and the introduction of a metal gate and brick pier at the eastern end.

The previous permission allowed for a letterbox and electronic gate release to be added to the main entrance gate. This proposal includes this, and adds the same detail to the new gate entrance at the eastern end. The introduction of a pier at the eastern end and the reduction in height of the adjacent brick wall are considered to be welcomed enhancements to the scheme.

The additional railings, gate and pier are considered to be acceptable and will preserve both the special interest of the grade II listed building and the character and appearance of the streetscene and Hampstead Conservation Area.

Special regard has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the special interest and setting of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the 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 2019.

- 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.

- 4 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).

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 'DP', is centered below the closing. The signature is fluid and cursive, with the letters 'D' and 'P' being the most prominent.

Daniel Pope  
Director of Economy, Regeneration and Investment