

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Our Ref: HP0117

Date: 13th August 2020

Dear Sir/Madam

**Nos. 17 and 18 Well Road, Hampstead, Camden
Applications for planning permission for works or extension to a dwelling and listed building consent**

We act on behalf of Mr George O'Dowd.

We submit for your consideration a householder application for both planning permission and listed building consent for the development/works as set out on the application form.

The application includes the following:

- Completed application forms;
- Design and Access Statement; and,
- Drawings/Plans.

The justification for the proposals, which relate purely to development and works external to the properties must be considered in relation to both the impact they have upon the local environment and their planning history.

Recent applications have been approved by the Council in respect of both properties. These including applications for development and works to no. 18 Well Road (Council Refs: 2018/0631/P, 2018/1003/L and 2019/5884/L) and no. 17 (Council Refs: 2019/5883/P and 2019/6015/L). A Certificate of Lawfulness of Proposed Use or Development (CLOPUD) in respect of both nos. 17 and 18 Well Road (Council Ref: 2019/3652/P) has also been issued. Importantly, the Certificate confirmed that the amalgamation of nos. 17 and 18 into a single dwelling would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990, as amended.

Ordinarily, much of the proposed development the subject of this application would normally be categorised as being "permitted development" to be carried out in accordance within the terms of the Town and Country Planning (General Permitted Development) Order (as amended). However, we are aware of an Article 4 Direction that covers this part of the Borough the content of which is such that a planning application is required for the external works as proposed. In our view, listed building consent is also required noting the status of

the buildings and that some existing paving/hardstanding is to be removed although the works are relatively minor.

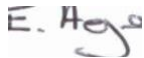
In terms of the proposals themselves, they provide newly formed and sensitively designed amenity areas that respect the character and settings of the buildings. Very importantly, the previously submitted approved proposals for no. 18 Well Road (applications Council Refs: 2018/0631/P and 2018/1003/L) have included extensive alterations to the existing garden areas to the front and rear of the property. The proposed alterations follow a similar theme, in terms of design, to the approved scheme and incorporate a mixture of soft and hard landscaping features using a variety of appropriate and sympathetic materials. Details of tree and root protection measures are also proposed as part of the application.

The primary consideration in determining what type and form of development may be accommodated on the site is the development plan and the policies contained within it. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that the '*development plan*' is the principle consideration in determining planning applications and states that '*...determination must be made in accordance with the plan unless material considerations indicate otherwise.*' This is reiterated in the NPPF where it states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise (paras. 2 and 47).

We have reviewed the proposals against relevant policies in the development plan relating to design and the impact of development upon listed buildings and conservation areas and consider that the proposals are acceptable in all respects. Taking into the planning history of the site that is an additional material consideration that warrants the proposals being considered acceptable.

The planning application fee for the application is submitted under separate cover. If you have any queries regarding the content of the application, please do not hesitate to contact Ed Heynes at Heynes Planning Ltd.

Yours faithfully



**Director
Heynes Planning Ltd**

For and on behalf of Heynes Planning Ltd

Enc. Application and accompanying documentation