

Application ref: 2020/1169/P
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Date: 8 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Axel Brinkmann
Flat 1, 23, Hampstead Hill Gardens
London
NW3 2PJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
23 Hampstead Hill Gardens
London
NW3 2PJ

Proposal: Installation of masonry pillars to front boundary wall, with black metal pedestrian gate, new timber panelled front door with lead lights detailing, and stone clad step.

Drawing Nos: Site Location Plan 0059 S3 1, 0500 S3 1, 0053 S3 1, 0054 S3 1, 0055 S3 1, 0056 S3 2, 0057 S3 2, Design Statement 0058 S3 1.

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 Site Location Plan 0059 S3 1, 0500 S3 1, 0053 S3 1, 0054 S3 1, 0055 S3 1, 0056 S3 2, 0057 S3 2, Design Statement 0058 S3 1.

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

Informative(s):

- 1 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).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission:

The installation of masonry pillars with cap-stoned finish and new stone step to the front boundary, creating a new access opening from the street, are considered acceptable as the design, scale and materials are suitable for the host property, matching existing pillars, and appropriate for character of the wider street scene. An electronic entry system shall be set in to the new left-hand pillar with the building number '23' fitted to the pillar on the right hand side.

A new metal gate shall open inwards and shall not present any obstruction to the public highway. The detailing of this gate has been design to match some existing ironmongery on the host building and is considered to be in keeping with the site and surrounding area.

The new timber panelled front door with glazed side and fan-lights is considered an acceptable design for this property. The design and proportions shall closely match other main entrance doorways to similarly aged properties in the vicinity of the site, however; the existing canopy, above the French doors to be replaced, shall be retained thereby preserving the character of the host

building.

Given the scale of the works proposed, officers do not consider that the proposal would impact on the amenity of adjoining neighbours in terms of loss of privacy, overlooking, noise and disturbance, loss of daylight/sunlight.

There is a significant tree within the front boundary of the host site, but this is not affected by the works and shall be retained.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1, DH2, NE2 and TT2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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
Director of Economy, Regeneration and Investment