

Application ref: 2019/0911/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE
Phone: 020 7974 4444
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www.camden.gov.uk/planning

Mark Lewis Interior Design
8a Highgate Road
NW5 1NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Willow Road
London
NW3 1TL

Proposal:

External alterations including rebuilding of front boundary brickwall with associated railings, installation of new gate at street level, new stair railings and creation of bin store at lower ground floor level.

Drawing Nos: Existing front garden plan; Existing front elevation; Existing front railing elevation; Existing railing detail; Proposed front garden plan rev H; Proposed front elevation rev H; Proposed front garden elevation 1 rev H; Proposed front garden elevation 2 rev H; Proposed front garden elevation 4; Proposed front garden elevation 3 rev H.

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 (Design), and D2 (Heritage) of the Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation Areas) of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing front garden plan; Existing front elevation; Existing front railing elevation; Existing railing detail; Proposed front garden plan rev H; Proposed front elevation rev H; Proposed front garden elevation 1 rev H; Proposed front garden elevation 2 rev H; Proposed front garden elevation 4; Proposed front garden elevation 3 rev H.

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

Informative(s):

- 1 Reason for granting permission-

The proposal has been revised since its original submission following public consultation and would include the removal of an opening in the existing brick boundary wall to create access to a bin store. The scheme has been simplified to include reinstatement of the dwarf wall on the front boundary to be constructed using reclaimed bricks to match the existing brick stock. It also includes the replacement of the front boundary railings and installation of a new entrance gate (to open inwards) and new railings on the entrance stairs to match the design of the existing railings. There is a variety of styles of front boundary treatment along this part of the street - some with only fencing, some with dwarf brick walls and railings and some with no front boundary. The reinstatement of the dwarf brick wall and railings is welcomed as it would reinstate what would have been the original front boundary treatment. A bin store measuring 2.64m by 1.46m would be installed at lower ground floor level in the front lightwell adjacent to the lower ground floor bay window. This would be partially screened from public views due to its location below street level. The works would preserve the character and appearance of the street and the surrounding Hampstead Conservation Area and are considered acceptable.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The works would not harm the amenity of the neighbouring occupiers in terms of loss of privacy, outlook or daylight and sunlight and would be considered acceptable.

The Hampstead Neighbourhood Forum (NF) objected to the original proposal which included removal of a section of the front boundary brick wall to locate the bin store at street level. This element of the scheme has been revised with the dwarf brick wall being reinstated along the front boundary and the bin store would now be located at lower ground floor level. Revised plans were sent to the Hampstead NF however no response has been received. No further objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design), and D2 (Heritage) of the Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation Areas) of the Hampstead Neighbourhood Plan 2018, the London Plan 2016, The London Plan Intend to Publish 2019 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 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).
- 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment