

Application ref: 2020/3644/P
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Date: 19 November 2020

Development Management
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London Borough of Camden
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Heynes Planning Ltd
The Studio, Two Acres
Under Lane
Newmills
Launceston
PL15 8SN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**Nos. 17 and 18 Well Road
London
NW3 1LH**

Proposal:

New hard and soft landscaping treatment to the front and rear

Drawing Nos: 00-GA-111; 00-GA-115; WELL-01 REVC; Arboricultural Tree Protection Method Statement REV1 dated 19th May 2020; Tree Protection Plan Landscaping works REV1 and Statement commissioned by Heynes Planning dated 13th August 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 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: 00-GA-111; 00-GA-115; WELL-01 REVC; Arboricultural Tree Protection Method Statement REV1 dated 19th May 2020; Tree Protection Plan Landscaping works REV1 and Statement commissioned by Heynes Planning dated 13th August 2020.

Reason:

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with Arboricultural Tree Protection Method Statement REV1 dated 19th May 2020; Tree Protection Plan Landscaping works REV1 and Statement commissioned by Heynes Planning dated 13th August 2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist as detailed in the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 No development shall take place until full details of replacement trees proportionate to those to be removed, have been submitted to and approved by the local planning authority in writing. The replacement trees shall include at least two trees on the East Heath Road frontage of the site. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out other than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The front and rear gardens are to be re-landscaped and involves the removal and replacement of seven trees to be removed as well as new paved areas

and paths. The landscaping proposals include existing paving/hardstanding be replaced and new planted green areas. It must be noted that the area to the front of no.17 is less formal and preserves the large mature trees.

The boundary wall and planting to Well Road, East Heath Road and Cannon Lane will remain as existing. The existing timber fence along the flank (north) elevation would be repaired/replaced to match the design and material used in the construction of the existing fence. The proposed hard landscaping area would be concentrated closer to the building, mostly outside the extension and the rear façade. Overall, the re-landscaping would not see an increase in the level of hard surfaces.

No details of the proposed replacement trees have been submitted and so a landscaping condition is attached requiring full details of the species/size of trees to be submitted and approved.

The proposed works do not affect the boundary walls and considered to be an enhancement to the existing arrangement, serving to preserve the significance and setting of the listed building and the character and appearance of the Hampstead conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. No objection was received following the statutory consultations.

Considerable importance and weight has been attached to the harm and 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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the nature of the works the proposal would not have an impact with the neighbouring amenities in terms of loss of daylight/sunlight nor impact with loss of privacy.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework 2018.

- 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
Chief Planning Officer