

Application ref: 2020/4083/L  
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Date: 19 November 2020

**Development Management**  
Regeneration and Planning  
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Heynes Planning Ltd  
The Studio, Two Acres  
Under Lane  
Newmills  
Launceston  
PL15 8SN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The front and rear gardens are to be re-landscaped, including replacement trellises on sections of existing rear boundary walls, 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. In all, the re-landscaping would not see an increase in the level of hard surfaces.

The proposed works do not affect the boundary walls or trees fronting the street and it is considered that they will 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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and 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 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.

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