

Application ref: 2019/5776/P
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Date: 3 February 2021

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Hopkins Architects
27 Broadley Terrace
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Beaufort Court
65 Maygrove Road
London
NW6 2DA

Proposal: External alterations including installation of timber gate to Brassey Road entrance, retention of existing lift enclosure and installation of green screen on northern elevation, addition of mature pre-planted evergreen panels and shrubs to existing boundary along Brassey Road and boundary to the north, and planting of mature hedge within bin enclosure.

Drawing Nos: 3601 A, 4605 A, 5605 A, 4606 A, 5600 D, 4601 D, 4600 E, Maintenance Plan GI/150121/letter

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 shall be carried out in accordance with the following approved plans: 3601 A, 4605 A, 5605 A, 4606 A, 5600 D, 4601 D, 4600 E, Maintenance Plan GI/150121/letter

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

- 2 All hard and soft landscaping works (including all fencing panels and green screens) must be implemented in accordance with the details hereby approved no later than 3 months from the date of this permission and maintained and retained thereafter in accordance with the approved plans. Any trees or areas of planting which, die, or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

Reason: To ensure a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The current application relates to application reference 2012/5934/P, which granted planning permission for the redevelopment of the site to provide 91 residential units. The approved permission has now been completed however, the approved service lift and landscaping details for the bin store area to the rear of the site have not been fully implemented in accordance with the approved plans, which has resulted in the Council taking enforcement action (EN17/0457). The current proposals therefore seek to retain the existing service lift and install mature planting along the boundaries of the bin store area to help screen the bins from public and private view.

The original planning permission included a service lift to rear of the site, adjacent to the bin storage area, which measured approximately 3 metres in height. Officers note that the service lift currently in situ is approximately 1 metre higher than the approved lift. However, the overall size, height and scale of the lift in its current form is not considered to cause harm to the character and appearance of Beaufort Court or the surrounding area subject to the mitigation proposed. The landscaping proposals, discussed below would also help to further screen the lift from views along Brassey Road.

Along the external boundary with Brassey Road the proposals include the installation of 2m high pre-grown Hedera Helix (Common Ivy) panels to the existing fencing at the site as well as a timber gate to the existing entrance to the bin store area. The proposals also include the planting of Ilex Aquafolium (Common Holly) within the internal boundary of the bin store area along the Brassey Road and Peace Park boundaries to further screen the bins from the public realm. The proposed planting details have been discussed in conjunction with the Council's Trees and Landscaping Officer and are considered appropriate in terms of their species and maturity, and will ensure the bin storage area is sufficiently screened from the street.

Further planting is proposed within the curtilage of the site which includes the planting of another 2m high green screen and holly hedge between the existing bin area and eastern elevation of the external lift and the external stairway at the site. The proposed planting is largely in line with the landscaping details approved under permission ref 2012/5934/P and would help to ensure the bins

and bin store area generally are screened from the private views of residents at Beaufort Court.

The proposals are not considered to harm neighbouring amenity in terms of loss of light, outlook or privacy.

Two objections were received following statutory consultation and are addressed in a separate consultation summary. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, A1 and A3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Fortune Green and West Hampstead Neighbourhood Plan, the London Plan 2016 and National Planning Policy Framework 2019.

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 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.

4 ENFORCEMENT ACTION TO BE TAKEN

You are reminded a Breach of Condition notice (ref EN17/0457) dated 11 July 2019 was due for compliance in November 2019. Unless the scheme now approved is fully implemented within 3 months from the date of this permission further enforcement action will be taken.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer