

Application ref: 2020/4223/P  
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**Development Management**  
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Pehrsson Scott Ltd.  
Jessamine Cottage  
St Michaels Street  
St Albans  
AL3 4SJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**10 Christchurch Hill  
London  
NW3 1LB**

Proposal:

Erection of horizontal timber slats and square timber trellis fencing fixed to the side boundary walls, including the provision of a combined cycle and bin store enclosure, and associated soft landscaping works, all to front garden.

Drawing Nos: Site and location plans; (1052-11-)01 rev B, 03 (existing and proposed south boundary elevation), 03 rev B (existing and proposed front boundary elevation), 04; Tree Protection Method Statement from Pehrsson Scott (ref. 1052-16-01) dated 09/11/2020; Topographical Survey (ref. 28587); Red Cedar Fencing Details from London Stone (Cequence).

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 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site and location plans; (1052-11-)01 rev B, 03 (existing and proposed south boundary elevation), 03 rev B (existing and proposed front boundary elevation), 04; Tree Protection Method Statement from Pehrsson Scott (ref. 1052-16-01) dated 09/11/2020; Topographical Survey (ref. 28587); Red Cedar Fencing Details from London Stone (Cequence).

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 the Tree Protection Method Statement from Pehrsson Scott Ltd. (ref. 1052-16-01) dated 09/11/2020. 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 details.

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.

#### Informative(s):

- 1 Reasons for granting planning permission:

The proposals involve the replacement of existing bamboo and horizontal timber trellis fencing fixed to the side boundary walls with horizontal timber slats and square timber trellis fencing. No increase in height or width to the boundaries would arise from the proposals and the alterations would not appear noticeable different in terms of their design and materials. As such, the alterations are considered to relate appropriately to the character and appearance of the host property and neighbouring properties along this part of Christchurch Hill.

The proposed combined cycle and bin store enclosure would be located to the left-hand side of the front garden. It would be a timber, freestanding structure, suitably sized and discreetly positioned so as to have a reasonably low-key appearance, and allow for the movement and storage of recycling bins in particular without the need to place them on the public highway. The design

and materials would be in keeping with the nature of existing front gardens in this locality, and as such, would respect the character and appearance of the host and neighbouring buildings, as well as, the Hampstead Conservation and Neighbourhood Areas in which the property is situated.

The proposals also originally included the installation of timber fencing fixed inside and rising above an existing low front boundary brick wall and railing. The Council advised that this alteration would appear incongruous and out of character with existing front boundary treatments in this part of the street by virtue of the design, position, size and material. Following this advice, the applicant removed the alteration entirely from the proposals and instead included the provision of a low planter and hedge positioned behind the front brick wall and soft landscaping proposals. A tree protection measures and methodology document, submitted and reviewed by a Council Tree Officer, is considered sufficient (in line with BS5837:2012) to demonstrate that no trees will be adversely affected by the proposals.

Overall therefore, the proposals are considered to be appropriate in terms of their design, materials, colour, size and location, and would not detract from the character and appearance of the host building or wider Hampstead Conservation and Neighbourhood Areas, and are acceptable.

There are no amenity concerns as a result of the proposal given the minor nature of the alteration at the front of the property.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and T2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the Publication London Plan 2020 and the 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 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