

Application ref: 2020/5439/P  
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Date: 22 March 2021

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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BROMLEY GREEN ROAD  
ASHFORD  
TN26 2EF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Oak Hill Park Mews**  
**London**  
**NW3 7LH**

Proposal: Excavation of rear garden and installation of retaining wall. Replacement front canopy. Fenestration alterations.

Drawing Nos: BA-20-52-302; BA-20-52-301 Rev. 01 and Materials schedule.

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:

BA-20-52-302; BA-20-52-301 Rev. 01 and Materials schedule.

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

- 4 The rear garden paving will be installed using a pedestal system (or similar) to enable water to drain between the slabs and onto a permeable sub base. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To ensure that the rear garden does not increase surface water runoff and to ensure that the site retains sufficient drainage in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed fenestration alterations include the replacement of windows and doors on the ground and first floors of the west and east elevations. The new double glazed fenestration will be aluminium framed with timber partitions to match the existing. The size and siting will remain the same as existing. The replacement front door will be timber to match the neighbouring properties, which is accepted.

The front canopy over the entrance door will be replaced with a glazed canopy. There appears to be no particular consistency within the mews and on the modernist buildings in relation to front canopies. The existing canopy will be replaced alongside No.2 (ref. 2020/5438/P) to match each other to ensure cohesiveness which is acceptable.

The rear garden will be partially excavated with a new retaining wall to improve access and usability of this area. The retaining wall will be painted render which matches the host building. Porcelain slabs will be installed in the rear garden, which will be placed on a pedestal system, constructed specifically to enable water to drain between the slabs and onto a permeable sub base. The installation outlined would be acceptable to ensure the site has adequate drainage and has been conditioned. It is noted that given its location within the rear garden, public views from street would not be possible and its materiality is acceptable. In addition given the small footprint of the garden it would be unreasonable to refuse the installation of paving as long as sufficient drainage can be achieved.

The rear garden will be enclosed by a new 1.7m timber fence along the side

boundary and a 1.1m fence to the rear on top of the retaining wall. The fence in terms of siting, height and detailed design would fit in with the existing context and wider conservation area. This element is also acceptable.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Overall the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and conservation area. The Council's Conservation Team raised no objections.

Given the separation distance from neighbouring properties from the proposed alterations and their scale it is not considered to materially harm the amenity of neighbouring occupiers, in terms of loss of light, outlook, nor privacy.

No trees are proposed to be removed and no development is proposed within the root protection areas of trees to be retained. The Council's Tree Team raise no objection.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the London Plan 2021 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

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

Daniel Pope  
Chief Planning Officer