

Application ref: 2021/2752/P
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Date: 31 August 2021

Development Management
Regeneration and Planning
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AT Design
AT Design
10 Watcombe Cottages
Richmond
TW9 3BD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Denning Road
London
NW3 1SU

Proposal:

Alterations to front garden boundary wall with installation of new gates and new front garden landscaping with new cycle and refuse stores; replacement of timber cladding on front elevation of house.

Drawing Nos: 259_A2 Proposed Front Garden Plan, 259_A1 Proposed Front Garden Sections and Elevation, 259_A1 Existing Front Garden, 259_Location Plans, Design and Access Statements

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 The development hereby permitted shall be carried out in accordance with the

following approved plans- 259_A2 Proposed Front Garden Plan, 259_A1 Proposed Front Garden Sections and Elevation, 259_A1 Existing Front Garden, 259_Location Plans, Design and Access Statements

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

- 3 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 and boundary walls, 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed plans are for minor alterations to the front elevation of the property and landscaping and boundary alterations to the front garden.

The front elevation is currently covered with black painted vertical timber cladding, the proposed development replaces this cladding with lighter coloured timber cladding to match the brickwork; this would allow the frontage to blend into the environment in a more sympathetic way.

The minor increase in height of the front garden wall and provision of new metal gates to the path and driveway are considered acceptable in location, size and design. The proposed railings and front walls reflect the frontages of other properties in the street and will enhance the streetscene. The new bin and cycle stores, incorporating planted roofs, are considered appropriate in size, design and location and will not appear overly bulky in the streetscene.

The plans propose altering the paving from a granite to porcelain. This would reflect other front gardens from the street, for example paving at nos.11, 13, 15, 17, 18, 21, 30 and 36. The new paving would represent a slight reduction in hardstanding due to the introduction of channel drains which would facilitate better drainage which is welcomed. Several planting boxes have been incorporated into the design. This increase in planting from 3sqm to 6.7sqm of the area will encourage biodiversity and sustainable drainage.

Overall the proposal is considered to preserve the character and appearance of the host property, streetscene and conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, D1, D2, A3, CC1, CC2, CC3 and T1 of the Camden Local Plan 2017, and policies DH1, DH2, NE4 and TT4 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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.

Daniel Pope
Chief Planning Officer