

Application ref: 2021/2448/P
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Date: 9 December 2021

Development Management
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Helen J Bowers Architect
Unit 2
Florentia Village
Vale Road
London
N4 1PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**34 Christchurch Hill
London
NW3 1JL**

Proposal:

Alterations to front boundary treatment and forecourt (part retrospective).

Drawing Nos: Site location plan; Existing elevations and plan 211512-PL-01; Proposed elevation and plan 21152-PL-02 revC.

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 :

Site location plan; Existing elevations and plan 211512-PL-01 revA; Proposed elevation and plan 21152-PL-02 revD.

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

- 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.

- 3 Within six months of the date of the decision the development hereby permitted must be completed in its entirety.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 Reasons for granting permission:

The front forecourt has undergone various recent alterations, including the removal of the boundary treatment, installation of a low wall to part of the frontage and paving of the main area of the front forecourt, without the benefit of planning permission. The site is the subject of an Article 4 direction which requires planning permission for such changes.

The proposals were revised during the assessment in order to relocate proposals for a bin storage area and to address officers' concerns about the detail of the boundary treatment. The revised proposals would install a painted timber fence above a low wall across the frontage. The fence would be painted to match the existing. The low wall would be rendered and painted to respond to the adjoining side wall and the ground floor of the property. The bins would be located within the main forecourt. New areas of soft landscaping would be added on both sides of the front gate. The revised proposals would maintain the positive contribution that the property makes to the character and appearance of the Hampstead Conservation Area and are acceptable in terms of policies D1 (design) and D2 (heritage). In order to ensure that the works are completed in a prompt manner condition 3 would require that the works are completed within 6 months of the date of this planning permission.

Due to the nature of the proposed development, there would be no impact upon the residential amenity of neighbouring occupants.

In July 2021 the Conservation Area Advisory Committee commented that the drawings were not available, however the details have been available for a number of months and no further feedback has been received. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017; and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The development will also accord with the

National Planning Policy Framework 2021 and the London Plan 2021.

- 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, 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 (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.

4 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control if the unauthorised boundary treatment is not amended in accordance with the approved drawings within 6 months of the date of this permission.

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



Daniel Pope
Chief Planning Officer