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PLANNING COMMITTEE

THURSDAY, 9 JUNE 2022 AT 7.00 PM

TABLED PAPERS

This Tabled Paper relates to Agenda Item 10(4&5) 14 Hampstead Hill Gardens,
London, NW3 2PL

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Supplementary Information for Planning Committee

09 June 2021

Agenda Item: 10(4&5)
Application Numbers: 2020/2165/P & 2020/5187/P
Address: 14 Hampstead Hill Gardens, London, NW3 2PL

Additions are shown in **bold underlined**, and deletions are shown ~~struck out~~.

1. The supplementary agenda published 8 June 2022 includes a written submission on behalf of the neighbours. It raises concerns about some ongoing enforcement matters (which are not within the scope of these applications) and concerns about the conditions recommended in the officer report.
2. The following changes to the conditions, as set out in section 14 of the report, are recommended following discussion with the neighbours' representative to address typos or minor wording alterations.

CONDITIONS

2020/2165/P

Plans

1. The development hereby permitted shall **not** be carried out **other than** in accordance with the following approved plans:

A0.1; A0.2; A0.3 **R1**; A0.4; A0.5; A0.6; A0.7; A0.8; A0.9; A0.10; A0.11; A0.12; A0.13; A0.14; A0.15 (All revised 19/7/21); tree constraints plan **as contained in Arboricultural impact assessment by Landmark Trees dated 21/8/20**; Arboricultural impact assessment by Landmark Trees dated 21/8/20 and Sustainable Drainage Assessment ref. 74060R5 by SuDSmart Plus dated 5/5/22.

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

Replacement Trees

2. All replacement trees **(comprising two Hawthorn trees and one new common hornbeam tree)** shall be planted in accordance with the submitted landscaping details **(as shown on Drawing Ao.3 R1 dated 09.04.2021)** between November 2022 and March 2023. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed 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, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan 2018.

2020/5187/P

Plans

1. The development hereby permitted shall **not** be carried out **other than** in accordance with the following approved plans:

A0.1 (dated 17.7.21); A0.2 (dated 17.7.21); A0.3(dated 17.7.21); **Ao.3 R1 (dated 09.04.2021)**; A0.4 (dated 17.7.21); A0.5 (dated 17.7.21); A0.6 (dated 17.7.21); A0.7 (dated 17.7.21); A0.8 (dated 17.7.21); A0.9 (dated 17.7.21); A0.10 (dated 17.7.21); A0.11 (dated 17.7.21); A0:12 **(dated 09/04/21)**; Sustainable Drainage Assessment ref. 74060R5 by SuDSmart Plus dated 5/5/22 and Tree report by Arbtech dated 8/9/20.

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

Tree Replacement

2. All replacement trees **(comprising two Hawthorn trees and one new common hornbeam tree)** shall be planted in accordance with the submitted landscaping details **(as shown on Drawings Ao.12 (dated 09/04/2021) and Ao.3 R1 (dated 09.04.2021))** between November 2022 and March 2023. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed 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, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1, DH2 and of the Hampstead Neighbourhood Plan 2018.

Landscaping replacement

3. Notwithstanding the details as shown on the approved drawings **submitted with this application**, details of a revised landscaping scheme showing at least 50% of the existing artificial grass as natural turf or soft landscaping shall be submitted for approval by the local planning authority within two months of the date of this decision. The landscaping that **shall** thereafter be carried out in accordance with the approved landscaping details within the first planting season following approval, or other timescale agreed in writing by the local planning authority. Once implemented, the approved scheme shall thereafter be retained for the duration of the development.

Reason: To ensure that the landscaping maintains a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2, NE2 and NE4 Hampstead Neighbourhood Plan 2018.

3. The following condition is to be replaced with a condition that covers maintenance of all suds measures, including the artificial grass:

~~Artificial grass maintenance~~

~~4. The retrospective artificial grass shall be maintained in line with the manufacturers' specification.~~

~~Reason: To ensure that the artificial grass does not become compacted or infiltration blocked over time which could reduce its permeability in accordance with the requirements of policy CC4 of the London Borough of Camden Local Plan 2017.~~

Artificial grass and SuDS maintenance

4. All SuDS measures, including the artificial grass, the underground drainage pipe network, and the soakaways, shall be regularly maintained as set out in Sustainable Drainage Assessment ref. 74060R5 by SuDSmart Plus dated 5/5/22, and in particular the maintenance schedule set out in the Section 10 of that report.

Reason: To ensure that the artificial grass and SuDS measures do not become compacted or infiltration blocked over time which could reduce its permeability in accordance with the requirements of policy CC4 of the London Borough of Camden Local Plan 2017.

4. The access into the rear garden was provided via a side gate but a fence has recently been erected preventing side access. In order to clarify the access arrangements, and make sure that any units with previous access are not deprived of amenity space, the following condition is recommended to be added:

Access arrangements

5. **Notwithstanding the details as shown on the drawings submitted with this application, details of arrangements for the flats to access the rear garden of the site shall be submitted for approval by the local planning authority within two months of the date of this decision. In the event that the details are not acceptable, revised details shall be submitted within no more than two months of the refusal and that shall continue until details have been approved. The access arrangements shall thereafter be carried out in accordance with the approved details within two months of approval, or other timescale agreed in writing by the local planning authority. The approved access arrangements shall thereafter be operated and retained.**

Reason: To ensure that residential units do not lose access to any shared amenity space in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

ENDS