

Application ref: 2020/2165/P
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Date: 10 June 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Dennis Robins
14, Hampstead Hill Gardens
London
NW3 2PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14A Hampstead Hill Gardens
London
NW3 2PL**

Proposal:

Retrospective erection of single storey lower ground floor rear extension and patio enclosed with railings. Retrospective alterations to front boundary wall including installation of railings and gate with access stairs to lower ground. Retrospective replacement fenestration in front lightwell

Drawing Nos: 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 19/07/21); tree constraints plan as contained in Arboricultural impact assessment by Landmark Trees dated 21/8/20; Arboricultural impact assessment by Landmark Trees dated 21/08/20 and Sustainable Drainage Assessment ref. 74060R5 by SuDSmart Plus dated 05/05/22.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 **Plans:**

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 19/07/21); tree constraints plan as contained in Arboricultural impact assessment by Landmark Trees dated 21/8/20; Arboricultural impact assessment by Landmark Trees dated 21/08/20 and Sustainable Drainage Assessment ref. 74060R5 by SuDSmart Plus dated 05/05/22.

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

2 **Replacement Trees:**

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.

3 **No use of roof as terrace:**

The flat roof of the lower ground rear extension hereby permitted shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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.

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