

Application ref: 2022/0294/P
Contact: Fast Track TY
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Date: 20 July 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

MATEMATYK LIMITED
65 Clyde Road
London
N22 7AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
20 Hampstead Hill Gardens
London
NW3 2PL

Proposal:

Alterations involving reconfiguration of side entrance area and enclosure with flat roof porch, including repositioned door and opening, installation of new steel railing and steps.

Drawing Nos: Site location plan; E1a, E2a, E3a, DW1(b), DW2(b), DW3(a), P4b, P5b, P6b; GGL-EDL-0114-1004; Design & Access Statement from Matematyk Ltd. received 26/01/2022; Email from Matematyk Ltd. dated 23/05/2022.

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: Site location plan; E1a, E2a, E3a, DW1(b), DW2(b), DW3(a), P4b, P5b, P6b; GGL-EDL-0114-1004; Design & Access Statement from Matematyk Ltd. received 26/01/2022; Email from Matematyk Ltd. dated 23/05/2022.

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, 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.

Informative(s):

- 1 Reasons for granting planning permission:

Following initial concern from the Council and a local amenity group, the originally proposed pitched roof has been altered to a more suitably designed and proportioned flat roof. A single rooflight and window have been amended to be more appropriately positioned and sized with the rooflight protruding no more than 150mm above the flat roof plane. The new door, railing and additional steps also appear as modest and sympathetic alterations at the front of the property.

Overall, therefore, in terms of the design, materials, colour and scale, the revised proposals preserve the character and appearance of the host building and wider Hampstead Conservation and Neighbourhood Areas.

There are no amenity concerns given the low position and relative distance from the nearest neighbouring properties at the side.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A response received from the Heath & Hampstead Society has been noted in the associated consultation summary sheet.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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



Daniel Pope
Chief Planning Officer