

Application ref: 2020/5187/P
Contact: Sofie Fieldsend
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Date: 16 November 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

London Residential Housing Ltd
35 Ballards Lane
London
N3 1XW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 & 14A
Hampstead Hill Gardens
London
NW3 2PL

Proposal:
Part retrospective alterations to rear garden landscaping including excavation and proposed replacement of artificial grass with planting [REVISED DESCRIPTION]

Drawing Nos: A0.7; A0.8; A0.9; A0.10; A0.11; A0.12 (All dated 20.7.22).

Documents: Sustainable Drainage Assessment ref. 74060R5 by SuDSmart Plus dated 5/5/22 and Tree report by Arbtech dated 8/9/20.

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 not be carried out other than in accordance with the following approved plans:

A0.7; A0.8; A0.9; A0.10; A0.11; A0.12 (All dated 20.7.22). Documents: 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.

- 2 All replacement trees (comprising two Hawthorn trees and one new common hornbeam tree) and landscaping (removal of artificial grass and replacement with real grass) shall be planted in accordance with the submitted landscaping details (as shown on Drawings Ao.12 (dated 20/07/2022), and the artificial grass removed, by not later than the end of the planting season of October 2022 to May 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer