

Application ref: 2022/3177/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 24 January 2023

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

KEGD
Unit D230
London
SE21 8EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**27 Crediton Hill
London
NW6 1HS**

Proposal:

Landscaping works to front garden, including resurfacing, new steps, larger planting bed and new bin store with green roof.

Drawing Nos: 7 Crediton Hill NW6 1HS Planning Application documents January 2023, Location Plan Scale 1:1250, D1 rev A, D2 rev A, D3 rev A, D4 rev A, D5 rev A, D6 rev A, D7 rev A, D8 rev A, Guide Sempervivum Maintenance: How to Water Hardy Sempervivum.

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: 27 Crediton Hill NW6 1HS Planning Application documents January 2023, Location Plan Scale 1:1250, D1 rev A, D2 rev A, D3 rev A, D4 rev A, D5 rev A, D6 rev A, D7 rev A, D8 rev A, Guide Sempervivum Maintenance: How to Water Hardy Sempervivum.

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.

Informative(s):

- 1 Reasons for granting permission.

The property is highlighted in the conservation area appraisal as being a positive contributor to the West End Green Conservation Area. The works proposed would increase the permeability, landscaped appearance and biodiversity of the front garden and are considered to be sympathetic to the host building, streetscene and wider conservation area.

The works would replace the existing impermeable driveway with a permeable, radial design of a gravel suspension system and setts which will improve drainage of the plot. There would be an increase in the area of the raised planter from 12sqm to 18sqm which will increase the soft landscaped appearance of the garden. Timber trellises or horizontal slatted fences with a maximum height of 1.2m would be erected against the garden boundaries with neighbours at Nos 25 and 29 to give some sense of enclosure.

The porch floor would be tiled in mosaic paving, and the new entrance steps and steps to the side passage would have traditional limestone bullnose steps. These changes are considered to preserve the conservation area character.

An electric charging point would be installed which is considered to be beneficial from an environmental perspective. It will be located on the front façade of the house but is not considered to be unduly noticeable or detract from the character of the conservation area. The bin store would have a green sedum roof, for which sufficient details have been provided to ensure its quality and longevity.

The development is not considered to cause any amenity impact in terms of loss of sunlight, daylight or outlook to neighbour's amenity.

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

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer