

Camden Council

Decision Notice

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Sandeep Parmar
Application number	25-00116-HAPP
Application received	22 January 2025 00:00
Decision date	16 July 2025 00:00
Site address	51, WILLOW ROAD, LONDON, NW3 1TP
Use/development	Installation of a bin store within the front yard, alterations to front steps and staircase wall, widening of existing front boundary entrance and installation of pedestrian entrance gate.

The application is granted due to the following reason(s):

The proposal seeks improvements to the front yard, including the installation of a bin store, installation of a gate at the front boundary entry, new paving and rebuild of the steps, staircase and wall. The works will require the removal of a laurel shrub in the front yard, which is to be replaced with a small soft landscaped area.

The widening of the existing front boundary entrance and removal of a part of the existing brick wall would be relatively modest, with approximately 0.4m of the existing wall being removed. The height of the front boundary wall would remain unchanged and the entrance would continue to be at a pedestrian scale width, retaining the key character features of the frontage. As such, together with there being only a small group of properties within the

street having a similar frontage and entrance, there would be little appreciable change to the character of frontages within this group.

The pedestrian gate would be low level and not exceed the height of the existing front yard walls and therefore would be in scale with the existing front yard treatments and be an appropriately scaled element within the streetscape. Details of the gate, including its materiality and design, are secured by condition.

The proposed bin store would be screened by the existing front yard walls and be constructed with timber to lend the structure a lightweight, discreet appearance appropriate to its location within the front yard. The bin store would be positioned perpendicular to the street and occupy a modest portion of the front yard, limiting the structure's prominence to the street. The steps and staircase wall would be rebuilt like for like, and a condition would secure details of the brickwork for the rebuilt wall.

The laurel shrub to be removed is small in size but still contributes to the informal verdant character of the conservation area which is evident in other front gardens locally in other nearby properties. The loss of amenity can be mitigated against through replacement planting. Details of the replacement planting and the whole front yard landscaping are secured by condition. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Given the nature and scale of the proposed works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers, including in terms of loss of light, outlook, or privacy.

Two objections were received. The first objection objects to the change to the brick wall and comments if the bin store would be raised above the front brick wall. It does not project above the wall. The second objection objects to the widening of the entrance and removal of part of the front brick wall. The widening of the entrance and removal of a part of the brick wall is considered acceptable for the reasons outlined in the preceding assessment in this report. The bin store would not sit above the front boundary wall.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017, and policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the approved plans and documents: D0, rev A; D01, rev A; D02, rev A; D03, rev A; D4, rev A; D04, rev A; D05, rev A; D06, rev A; D7, rev A; D07, rev A; D08, rev A; D09, rev A.

For the avoidance of doubt and in the interests of proper planning.

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan.

4. Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

5. Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details of the pedestrian gate;The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

6. No development shall take place until full details of hard and soft landscaping, including replacement planting details and permeable hard surfacing details, and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area 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.

7. All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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 development achieves a high quality of landscaping which contributes to the visual amenity and character of the area 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.

Informatives:

1. **Building Control: general all-purpose informative**
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. **Highways (all consents)**
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. **Environmental health (all consents)**
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."

4. Biodiversity Net Gain (BNG 1)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below. Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a minor application within the de minimis exemption threshold. If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits. If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

5. Biodiversity Net Gain (BNG 2)

+ Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP

if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. ++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP. ++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

This decision is based on the following plans:

Document reference	Description	Date received
D7 Rev E	Elevations - proposed	22 January 2025 15:47
D4 Rev A	Floor plan - existing Floor plan - proposed	22 January 2025 15:47
D3 Rev A	Other - drawing	22 January 2025 15:47
Heritage Statement	Heritage Statement	22 January 2025 15:47
D1 Rev A	Floor plan - existing	22 January 2025 15:47
D5 Rev A	Elevations - existing Sections - existing	22 January 2025 15:47
D6 Rev A	Elevations - proposed Sections - proposed	22 January 2025 15:47
D08 Rev A	Elevations - proposed Floor plan - proposed	7 February 2025 16:42

Document reference	Description	Date received
D05 Rev A	Landscape strategy or landscape plan	7 February 2025 16:43
D06 Rev A	Elevations - existing	7 February 2025 16:44
D04 Rev A	Site plan - existing	7 February 2025 16:44
D02 Rev A	Site plan - existing	7 February 2025 16:45
D07	Elevations - proposed Sections - proposed	7 February 2025 16:45
D0	Floor plan - existing Site plan - existing	7 February 2025 16:46
D03	Floor plan - proposed Site plan - proposed	7 February 2025 16:47
D01	Site plan - proposed	7 February 2025 16:48
Tree survey	Floor plan - proposed	7 February 2025 16:49
Design and access	Planning statement	7 February 2025 16:49
Tree survey: bay tree	Arboriculturist report Trees report	7 February 2025 16:50

Site location





Notes

Enquiries regarding this document should include the application number and be sent to:

Email

digitalplanning@camden.gov.uk

Postal address

Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

Signature

Daniel Pope
Chief Planning Officer

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to

conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks from the date of this notice for appeals being decided under the Commercial Appeals Service and 6 months from the date of this notice for all other minor and major applications.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: <https://www.gov.uk/appeal-planning-decision> (<https://www.gov.uk/appeal-planning-decision>)
- If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/25-00116-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00116-HAPP/decision_notice.pdf)