

Camden Council

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Julie Carpenter
Application number	25-00130-HAPP
Application received	20 March 2025 14:48
Decision date	18 June 2025 00:00
Site address	32, WELL WALK, LONDON, NW3 1BX
Use/development	Opening up and refurbishment of an existing underground vault at the front of the property

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

The application site is a Grade II listed house located within the Hampstead Conservation Area, built in the 1790s as a pair together with No.34, forms part of a row of terraced buildings. Built in brown brick the pair stand at 3 storeys with a semi-basement. The houses have a flat brick frontage, each of two windows with a central blind window, and grey brick porch.

The site is located within the sub-area 2, 'Christ Church/Well Walk', of Hampstead Conservation Area. The significance of the site includes its architectural design and materials, floorplan, townscape value and its evidential value as a late seventeenth century terraced building.

The works involve opening up an existing but previously undiscovered vault under the front garden area of the property. The works propose to make brick and mortar repairs inside the vault, with the vault being waterproofed and a new floor being added in the form of Yorkstone pavers to match the floor in the rest of the lower ground floor of the property. The flooring will also include a perimeter drainage channel.

None of the works are considered to cause harm to the special interest of the listed building or the character or appearance of the conservation area as they are all internal to the listed building. The works are considered to enhance the significance of the heritage asset and is fully supported by the Council's Conservation Officer.

The Council's Conservation Officer has reviewed the proposal and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

There are no amenity concerns raised as a result of the proposed works. The Hampstead CAAC and Hampstead Neighbourhood Forum were both notified but have not commented on the submissions. No other comments have been received during the public consultation.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its special interest.

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

Site location plan; 2302-000; 001; 100; 101; 102; 200; 300; 400; 500; Design and Access and Heritage Statement by Roberts and Treguer Ltd dated March 2025.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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.

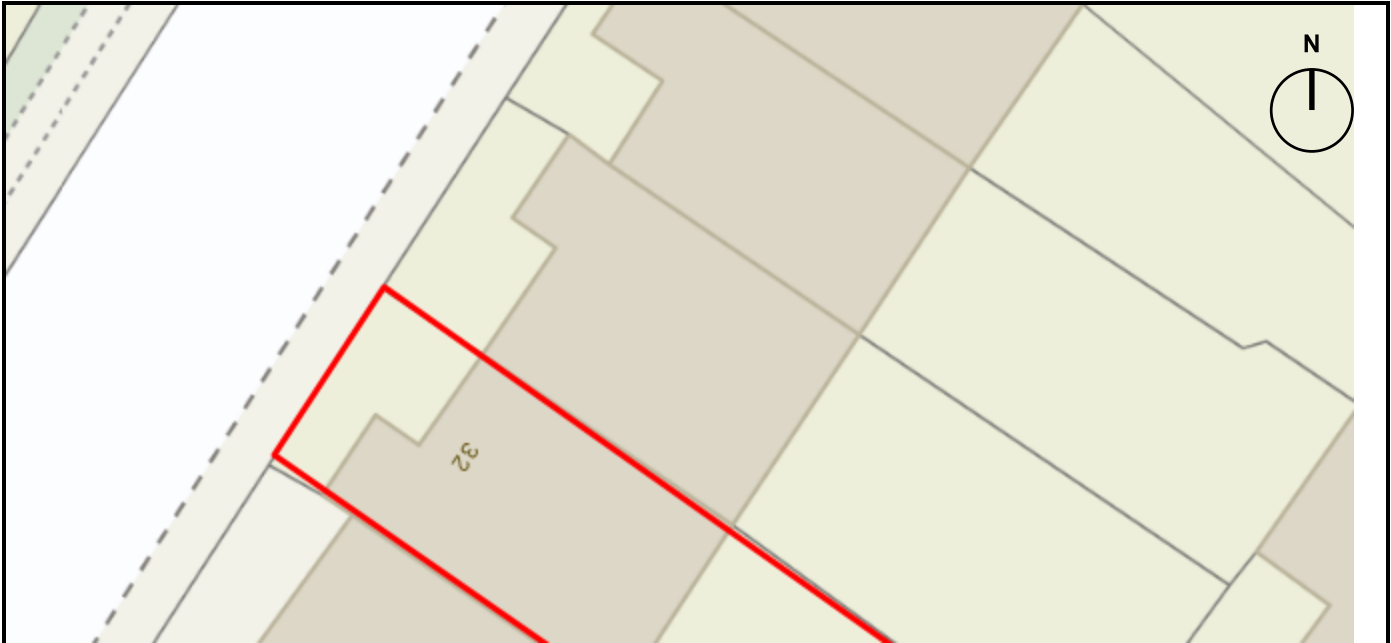
This decision is based on the following approved plans:

Planning application related documents

Document reference	Description	Date received
Design and Access and Heritage Statement by Roberts and Treguer Ltd dated March 2025	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Other - drawing Site plan - existing Site plan - proposed Photographs - existing Heritage Statement Other - document Visualisations	20 March 2025 14:49
2302-000		3 April 2025 16:30
2302-001		3 April 2025

Document reference	Description	Date received
		16:31
2302-200		3 April 2025 16:31
2302-100		3 April 2025 16:32
2302-101		3 April 2025 16:33
2302-102		3 April 2025 16:33
2302-300		3 April 2025 16:34
400		16 April 2025 18:49
500 Rev A		10 June 2025 16:29

Site location





Notes:

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

Email

digitalplanning@camden.gov.uk

Post

Daniel Pope , Chief Planning Officer,
Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/25-00130-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00130-HAPP/decision_notice.pdf)

Contact