

Application ref: 2021/4221/P  
Contact: Leela Muthoora  
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Date: 5 April 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Cousins & Cousins Architects  
125-133 Camden High Street  
London  
NW1 7JR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:  
**76 Lawn Road**  
**London**  
**NW3 2XB**

#### **Proposal:**

Alterations to front boundary, including fell and removal of 1 Sycamore tree, partial demolition and rebuilding of wall, widening of southern driveway and crossover, re-landscaping of northern driveway to steps, and re-location of on-street parking bay.  
Drawing Nos: Design and Access Statement Ref: 20007\_RP\_210714 (dated August 2021); AGB Arboricultural Impact Assessment Ref: P3430.1.3 (dated 25 August 2021); Artemis Tree Services Decay Detection Ref: DD-24430 (dated 11 May 2022); Jampel Davison & Bell Consulting Engineers Structural Appraisal of front wall Report Ref: R11438 (dated 27 July 2021); TTP Consulting Transport Statement Ref: R01-DF (dated 06 August 2021); Liz Lake Associates Replacement Tree Management Plan Ref: 2667-LLA-ZZ-GF-RP-L-0800-P01 (dated Nov 2022); Replacement Tree Planting Plan Ref: 2667-LLA-ZZ-GF-DR-L-0200-P01;  
(20007\_PA4\_)10\_001 REV P1; 10\_002; EX\_105 REV P1; EX\_110; EX\_200 REV P1; EX\_300 REV P1; 20\_105 REV P3; 20\_110; 20\_200 REV P1; 201 REV P1; 20\_300 REV P1

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:-

Design and Access Statement Ref: 20007\_RP\_210714 (dated August 2021); AGB Arboricultural Impact Assessment Ref: P3430.1.3 (dated 25 August 2021); Artemis Tree Services Decay Detection Ref: DD-24430 (dated 11 May 2022); Jampel Davison & Bell Consulting Engineers Structural Appraisal of front wall Report Ref: R11438 (dated 27 July 2021); TTP Consulting Transport Statement Ref: R01-DF (dated 06 August 2021); Liz Lake Associates Replacement Tree Management Plan Ref: 2667-LLA-ZZ-GF-RP-L-0800-P01 (dated Nov 2022); Replacement Tree Planting Plan Ref: 2667-LLA-ZZ-GF-DR-L-0200-P01;  
(20007\_PA4\_)10\_001 REV P1; 10\_002; EX\_105 REV P1; EX\_110; EX\_200 REV P1; EX\_300 REV P1; 20\_105 REV P3; 20\_110; 20\_200 REV P1; 201 REV P1; 20\_300 REV P1

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details approved by (Liz Lake Associates Replacement Tree Management Plan Ref: 2667-LLA-ZZ-GF-RP-L-0800-P01 (dated Nov 2022) and Replacement Tree Planting Plan Ref: 2667-LLA-ZZ-GF-DR-L-0200-P01) by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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 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.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan (AGB Arboricultural Impact Assessment Ref: P3430.1.3 (dated 25 August 2021). The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, approved landscape details (Liz Lake Associates Replacement Tree Management Plan Ref: 2667-LLA-ZZ-GF-RP-L-0800-P01 (dated Nov 2022) and Replacement Tree Planting Plan Ref: 2667-LLA-ZZ-GF-DR-L-0200-P01). The two hawthorn trees (*Crataegus monogyna*) should be planted no less than 2m from the proposed front boundary wall and any structure and no less than 6m apart. The trees should be 16-18cm in diameter at 1m above the base of the stem. The trees should be planted between the November and March following the completion of development and planted and maintained in accordance with BS8545:2014.

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 and A3 and D2 of the London Borough of Camden Local Plan 2017.

- 7 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) a method statement of rebuilding of the front brick boundary retaining wall including details of demolition and rebuilding, storage of salvaged bricks and the distribution of the salvaged bricks across the entire replaced retaining wall and details of reclaimed bricks;

(b) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond, mortar mix and pointing shall be provided on site.

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.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 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](http://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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above a faint, light grey rectangular stamp. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer