

Application ref: 2021/3734/P
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Date: 14 June 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

4M Group
18 Greek Street
London
W1D 4DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**30 Ferncroft Avenue
London
NW3 7PH**

Proposal:

Erection of replacement single storey rear extension, enlargement of existing basement including formation of pool with associated mechanical plant.

Drawing Nos: Site Plan 309 000

Demolition Drawings 309:

D4001 (Basement), D4002A (Ground Floor), D4003A (Ground Floor), D4004 (1st floor), D4005 (2nd floor), D4006 (Roof), D4007 (Front & Rear Elevations), D4008 (West Elevation), D4009 (East Elevation), D4010 (Section A-A), D4011 (Front Street Elevation), D4012 (Side Street Elevation)

Proposed Drawings 309:

2001B (Basement), 2002B (Basement), 2003B (Ground Floor Plan), 2004B (Ground Floor Plan), 2005A (First Floor Plan), 2006 (Second Floor Plan), 2007 (Roof Plan), 2008A (Roof Plan A1), 2702B (Front Elevation South), 2703B (Side Elevation East), 2704A (Rear Elevation North), 2705B (Rear Side Elevation West), 2706A (Front Street Elevation), 2707B (Side Street Elevation), 2708A (Section A), 2709A (Section A), 2710A (Section B), Section B (2711A)

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 drawings:

Site Plan 309 000

Demolition Drawings 309:

D4001 (Basement), D4002A (Ground Floor), D4003A (Ground Floor), D4004 (1st floor), D4005 (2nd floor), D4006 (Roof), D4007 (Front & Rear Elevations), D4008 (West Elevation), D4009 (East Elevation), D4010 (Section A-A), D4011 (Front Street Elevation), D4012 (Side Street Elevation)

Proposed Drawings 309:

2001B (Basement), 2002B (Basement), 2003B (Ground Floor Plan), 2004B (Ground Floor Plan), 2005A (First Floor Plan), 2006 (Second Floor Plan), 2007 (Roof Plan), 2008A (Roof Plan A1), 2702B (Front Elevation South), 2703B (Side Elevation East), 2704A (Rear Elevation North), 2705B (Rear Side Elevation West), 2706A (Front Street Elevation), 2707B (Side Street Elevation), 2708A (Section A), 2709A (Section A), 2710A (Section B), Section B (2711A)

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 and policies SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan 2021.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the

nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: Ground Investigation and Basement Impact Assessment Report (Mint Structures - April 2021) and the recommendations set out in Campbell Reith's audit report 13693-22 revision F1 (May 2022)

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and shall include method statements specifying the mitigation methods in para 6.3 of the Arboricultural Impact Assessment Report

by Landmark Trees ref: TSS/30FCT/AIA/01b dated 22nd September 2022 and a schedule of monitoring by the project arboriculturalist. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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 and policies SD2, SD4, SD5 and BG1 of the Redington Froggnal Neighbourhood Plan 2021.

- 9 The basement hereby approved shall only be used for purposes ancillary to the use of the site as a single dwelling and not as a separate dwelling or separate commercial use.

Reason: In the interests of the character, amenity and highway conditions of the area in accordance with policies A1, D1, D2 and T3 of the Camden Local Plan 2017 and policy SD4 of the Redington Froggnal Neighbourhood Plan 2021.

- 10 Prior to commencement of development, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5 and BG1 of the Redington Froggnal Neighbourhood Plan 2021.

- 11 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5 and

BG1 of the Redington Frogna! Neighbourhood Plan 2021.

- 12 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 or prior to the occupation for the permitted use 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5 and BG1 of the Redington Frogna! Neighbourhood Plan 2021.

- 13 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5 and BG1 of the Redington Frogna! Neighbourhood Plan 2021.

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-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



Daniel Pope
Chief Planning Officer