

Application ref: 2023/3119/P
Contact: Alex Kresovic
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Date: 10 January 2024

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

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1 Lymington Road
London
NW6 1HX**

Proposal:

Demolition of existing ground floor rear extension and construction of new single storey rear extension with green roof, alterations to side fenestrations, reconfiguration and amalgamation of existing 4 x studio and 1 x 1 bedroom ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat, erection of timber bike stores with sedum roof and bin store within the front garden and associated works.

Drawing Nos: 2312_EX_100, 2312_EX_110, 2312_EX_200, 2312_EX_300, 2312_EX_310, 2312_EX_320, 2312_EX_330 dated 26.07.2023, 2312_PA_100 Rev A dated 06.09.2023, 2312_PA_120 Rev A dated 06.09.2023, 2312_PA_130 dated 26.07.2023, 2312_PA_200 Rev A dated 06.09.2023, 2312_PA_300 dated 26.07.2023, 2312_PA_310 dated 26.07.2023, 2312_PA_320 dated 26.07.2023, 2312_PA_330 Rev A dated 06.09.2023, 2312_PA_400 dated 26.07.2023, Cover Letter dated 27 July 2023 Reference 23213/KM prepared by FIRSTPLAN, Planning, Heritage, Design and Access Statement dated July 2023 Reference 23/KM prepared by FIRSTPLAN, Arboricultural Survey Impact Assessment & Method Statement Report dated August 2023 Reference AIA/MF/0144/23 prepared by Marcus Foster Arboricultural Design & Consultancy.

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:

2312_EX_100, 2312_EX_110, 2312_EX_200, 2312_EX_300, 2312_EX_310, 2312_EX_320, 2312_EX_330 dated 26.07.2023, 2312_PA_100 Rev A dated 06.09.2023, 2312_PA_120 Rev A dated 06.09.2023, 2312_PA_130 dated 26.07.2023, 2312_PA_200 Rev A dated 06.09.2023, 2312_PA_300 dated 26.07.2023, 2312_PA_310 dated 26.07.2023, 2312_PA_320 dated 26.07.2023, 2312_PA_330 Rev A dated 06.09.2023, 2312_PA_400 dated 26.07.2023, Cover Letter dated 27 July 2023 Reference 23213/KM prepared by FIRSTPLAN, Planning, Heritage, Design and Access Statement dated July 2023 Reference 23/KM prepared by FIRSTPLAN, Arboricultural Survey Impact Assessment & Method Statement Report dated August 2023 Reference AIA/MF/0144/23 prepared by Marcus Foster Arboricultural Design & Consultancy.

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 and policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 4 Before the development commences, details of secure and covered cycle storage area for four (4) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and policy 8 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 5 Prior to commencement of development, full details in respect of the living 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 living roofs 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.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Survey, Impact Assessment and Method Statement (BS5837:2012) dated August 2023 ref. AIA/MF/0144/23 by Marcus Foster Arboricultural Design and Consultancy. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

The proposed construction of a new single storey ground floor rear extension as part of an existing three storey semi-detached residential property (two full storeys with accommodation in the roof) which is sub-divided into 13 flats, comprising a mix of studios and one bedroom flats, would replace an existing, but smaller rear extension.

The proposed new single storey rear extension would provide a reconfiguration and amalgamation of existing ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat. Only the five existing ground floor units are affected by the works (units 1, 2, 15, 16 and 17). No internal changes are proposed to the upper floor flats.

Policy H3 seeks to resist development that would involve the net loss of two or more homes, however such losses may be acceptable in some circumstances. The scheme would essentially amalgamate five flats into three (loss of 2), justified on the basis that the existing units are more than 20% below residential space standards and do not meet the needs of today's housing stock. The net loss of two flats will not involve a net loss of residential floorspace and will create three larger flats of higher amenity quality.

The proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building. The rear infill extension will not be readily seen within the wider context of the conservation area, and would have a height and depth commensurate and proportionate to the host building and the adjoining property's rear extension. As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area.

Policy T1 requires cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For studio flats the requirement is for 1 space per unit, whilst for units with 2 or more bedrooms the requirement is for 2 spaces, which gives an overall requirement for 4 spaces for this development. The submitted plans show 2 single space timber cycle stores with sedum roof in the front garden behind the front boundary hedging with a maximum height of 1.4m for the 2 studios at the front of the property, and a 2 space timber store in the rear garden for the 2 bedroom flat, which meets the required level of provision. The provision of these cycle stores should be secured by condition .

The three new flats will be secured as on-street Residents parking permit (car) free by means of a Section 106 Agreement. Whilst the proposed homes would be new units of occupation, the scheme would represent a reduced impact in terms of car parking and parking stress given the overall reduction in units/occupation and this complies with the overall aims of Local Plan policy T2 .

No trees are proposed for removal in order to facilitate development. It is considered that the impact of the scheme on the trees to be retained will be of an acceptable level and the proposed tree protection measures, provided in the submitted Arboricultural Survey, Impact Assessment and Method Statement, are considered sufficient to demonstrate that the trees will be protected in accordance with BS5837:2012. As such, a condition will be placed on the decision notice requiring the development to adhere to the approved arboricultural report.

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

The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

- 2 No objections were received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, T1 and T2 of Camden Local Plan 2017. The development would also accord with the Fortune Green West Hampstead Neighbourhood Plan 2015,

National Planning Policy Framework 2023 the London Plan 2021.

- 3 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).
- 4 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.
- 5 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.

- 6 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-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 'DPope', is centered below the text 'Yours faithfully'. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer