

Application ref: 2024/2101/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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Simon Morray-Jones Architects Ltd
21 Milsom Street
Bath
BA1 1DE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Park Village West
London
NW1 4AE

Proposal: Various works to facilitate refurbishment of house including: alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden.

Drawing Nos: Drawings: 1328_EX_100_P2; 1328_EX_100.1_P2; 1328_EX_101_P2; 1328_EX_102_P2; 1328_EX_103_P2; 1328_EX_104_P2; 1328_EX_106_P2; 1328_EX_110_P2; 1328_EX_111_P2; 1328_EX_112_P2; 1328_EX_116_P1; 1328_EX-201_P2; 1328_EX-202_P2; 1328_EX-203_P2; 1328_EX-204_P2; 1328_EX-301_P2; 1328_301.1_P1; 1328_EX-302_P2; 1328_EX-303_P2; 1328_EX-500_P1; 1328_EX-501_P1; 1328_EX-502_P1; 1328_EX-503_P1; 1328_EX-504_P1; 1328_100_P3; 1328_100.1_P4; 1328_100.2_P3; 1328_101_P2; 1328_102_P2; 1328_103_P2; 1328_104_P2; 1328_105_P3; 1328_106_P2; 1328_107_P2; 1328_108_P3; 1328_109_P1; 1328_111_P1; 1328_112_P2; 1328_118_P1; 1328_118.1_P1; 1328_201_P2; 1328_202_P2; 1328_203_P2; 1328_204_P3; 1328_205_P2; 1328_207_P2; 1328_208_P3; 1328_301_P2; 1328_301.1_P1; 1328_302_P2; 1328_303_P2; 1328_304_P1; 1328_304.1_P1; 1328_305_P2; 1328_306_P2; 1328_501_P1; 1328_502_P1; 1328_503_P1; 1328_504_P1; 1328_505_P1; 1328_506_P1; 1328_507_P1; 1328_508_P1; 1328_509_P1; 1328_510.1_P1; 1328_510.2_P1; 1328_511_P1; 1328_512_P1; 1328_513.1_P1; 1328_513.2_P1; 1328_514_P1; 1328_515_P1; 1328_516_P1; 1328_517_P1;

1328_518_P1; 1328_519_P1; 1328_520_P1; 1328_4101_P1; 1328_4103_P1;
1328_4105_P1; 1328_4108_P1; 1328_4203_P1; 1328_4208_P1; 1328_4209_P1.

Supporting documents: Design and Access Statement P2 (prepared by Simon Morray-Jones Architects, dated 13/08/2024); Heritage Statement (prepared by Spurstone Heritage, dated August 2024); Structural Assessment Report (prepared by Conisbee, dated 23/05/2024); Arboricultural Report Impact Assessment (prepared by Crown Tree Consultancy, dated 04/04/2024); Tree Schedule; Tree Report Drawings.

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:

1328_EX_100_P2; 1328_EX_100.1_P2; 1328_EX_101_P2;
1328_EX_102_P2; 1328_EX_103_P2; 1328_EX_104_P2; 1328_EX_106_P2;
1328_EX_110_P2; 1328_EX_111_P2; 1328_EX_112_P2; 1328_EX_116_P1;
1328_EX-201_P2; 1328_EX-202_P2; 1328_EX-203_P2; 1328_EX-204_P2;
1328_EX-301_P2; 1328_301.1_P1; 1328_EX-302_P2; 1328_EX-303_P2;
1328_EX-500_P1; 1328_EX-501_P1; 1328_EX-502_P1; 1328_EX-503_P1;
1328_EX-504_P1; 1328_100_P3; 1328_100.1_P4; 1328_100.2_P3;
1328_101_P2; 1328_102_P2; 1328_103_P2; 1328_104_P2; 1328_105_P3;
1328_106_P2; 1328_107_P2; 1328_108_P3; 1328_109_P1; 1328_111_P1;
1328_112_P2; 1328_118_P1; 1328_118.1_P1; 1328_201_P2; 1328_202_P2;
1328_203_P2; 1328_204_P3; 1328_205_P2; 1328_207_P2; 1328_208_P3;
1328_301_P2; 1328_301.1_P1; 1328_302_P2; 1328_303_P2; 1328_304_P1;
1328_304.1_P1; 1328_305_P2; 1328_306_P2; 1328_501_P1; 1328_502_P1;
1328_503_P1; 1328_504_P1; 1328_505_P1; 1328_506_P1; 1328_507_P1;
1328_508_P1; 1328_509_P1; 1328_510.1_P1; 1328_510.2_P1;
1328_511_P1; 1328_512_P1; 1328_513.1_P1; 1328_513.2_P1;
1328_514_P1; 1328_515_P1; 1328_516_P1; 1328_517_P1; 1328_518_P1;
1328_519_P1; 1328_520_P1; 1328_4101_P1; 1328_4103_P1;
1328_4105_P1; 1328_4108_P1; 1328_4203_P1; 1328_4208_P1;
1328_4209_P1; Design and Access Statement P2 (prepared by Simon Morray-Jones Architects, dated 13/08/2024); Heritage Statement (prepared by Spurstone Heritage, dated August 2024); Structural Assessment Report (prepared by Conisbee, dated 23/05/2024); Arboricultural Report Impact Assessment (prepared by Crown Tree Consultancy, dated 04/04/2024); Tree Schedule; Tree Report Drawings.

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work to include an auditable schedule of arboricultural site monitoring 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". 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.

- 5 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, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 6 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 any phase 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 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.

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.

- 4 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

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 2023.

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