

Application ref: 2024/3345/P
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Date: 23 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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The Art of Building Ltd
45 Maplewell Road
Woodhouse Eaves
Loughborough
LE12 8RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Briardale Gardens
London
NW3 7PP**

Proposal:

Erection of single-storey ground floor rear extension; alterations to side elevation fenestration.

Drawing Nos: P24-65.1 rev H, P24-65.2 rev H, P24-65.3 rev H, P24-65.4 rev H, Heritage Design and Access Statement (prepared by Aitchison Raffety, dated July 2024), Arboricultural Impact Assessment Method Statement & Tree Protection Plan (prepared by Trevor Heaps Arboricultural Consultancy Ltd., dated 25 July 2024)

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:

P24-65.1 rev H, P24-65.2 rev H, P24-65.3 rev H, P24-65.4 rev H, Heritage Design and Access Statement (prepared by Aitchison Raffety, dated July 2024), Arboricultural Impact Assessment Method Statement & Tree Protection Plan (prepared by Trevor Heaps Arboricultural Consultancy Ltd., dated 25 July 2024)

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.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "Arboricultural Impact Assessment, Method Statement and Tree Protection Plan" by Trevor Heaps Arboricultural Consultancy Ltd dated 25th July 2024 ref. TH 4616 AMS. 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 single-storey rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host building and neighbouring properties. The proposed extension would replace an existing small rear extension and conservatory and would have a similar footprint and depth as existing, while also reducing the height. The result is a full width extension that is similar in size to several extensions along Briardale Gardens, including at adjoining no.12.

Furthermore, the use of aluminium framed windows and doors, and matching brickwork, would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. Several windows along the side (east) elevation are proposed to be blocked up with matching brick, which

is considered acceptable and would not harm the appearance of the host property. Given the lack of visibility of the proposed extension, it is not considered to cause harm to the character of the wider Redington Frogna Conservation Area.

No trees are proposed for removal in order to facilitate construction of the rear extension. However, an arboricultural report was submitted and reviewed by the Council's Tree Officer to assess the impact on retained trees. The report demonstrated that the impact of the scheme on the trees to be retained will be of an acceptable level. The tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected in accordance with BS5837:2012. A condition has been included to ensure tree protection measures are put in place prior to commencement of the works.

Due to the scale and scope of the proposed extension being similar to the existing situation, the proposed works are not likely to impact the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook, or privacy.

The Redington Frogna Neighbourhood Forum was consulted and provided a comment requesting confirmation if any additional soft surfaces would be lost as a result of the proposal. An analysis of the existing and proposed floor plans confirmed that no additional soft surfacing would be lost, thus minimising any impact on the site's biodiversity. No further comments or objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Frogna 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.

As such, the proposed development is in general accordance with Policies D1, D2, A1, A2, and A3 of the Camden Local Plan 2017 and policies SD1, SD2, SD5, SD6, BGI1, and BGI2 of the Redington Frogna Neighbourhood Plan 2021. The proposals also comply with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.

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