

Ms Helen Bowers
Helen J Bowers Architect
35 Inkerman Road
London
NW5 3BT

Application Ref: **2010/3420/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

13 October 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land to the rear of
14 Lawn Road
London
NW3 2XS**

Proposal:

Erection of a single storey outbuilding at rear of existing garden flat (ClassC3) following demolition of four lock-up garages (Sui Generis) and associated alterations.

Drawing Nos: Site Location Plan; P-01 Rev H; P-02 Rev H; P-03 Rev J; P-04 Rev J; P-05 Rev J; P-06 Rev H; P-07; Tree Survey / Arboricultural Implications Assessment / Arboricultural Method Statement dated 28/05/2010 Ref: CC/518 AR909.

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 outbuilding hereby approved shall only be used for purposes incidental to the residential use of the Garden Flat at No. 14 Lawn Road and shall not be used as a separate independent Class C3 dwelling or Class B1 business unit.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies SD6 (Amenity for occupiers and neighbours), H1 (New housing) and E1 (Location of business uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. 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 of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 (Resources and energy), N5 (Biodiversity) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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 to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy N8 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 All hard and soft landscaping works shall be carried out to a reasonable standard 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, whichever is the sooner. Any trees or areas of planting 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 Council gives

written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies B1 (General design principles) and N8 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; P-01 Rev H; P-02 Rev H; P-03 Rev J; P-04 Rev J; P-05 Rev J; P-06 Rev H; P-07; Tree Survey / Arboricultural Implications Assessment / Arboricultural Method Statement dated 28/05/2010 Ref: CC/518 AR909.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 7 Before the outbuilding is occupied sound insulation shall be provided in accordance with a scheme to be first approved by the Local Planning Authority. The building shall thereafter not be used other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Notwithstanding the details illustrated on the approved drawings, the proposed gate located to the side of No 14 Lawn Road shall not be erected without the prior approval of the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting planning permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), SD9 (Resources and energy), B1 (General design principles), B7 (Conservation areas), N5 (Biodiversity), N8 (Ancient woodlands and trees), T3 (Pedestrians and cycling), T7 (Off-street parking, city car clubs and city bike schemes), T8 (Car free housing and car capped housing), T9 (Impact of parking) and T12 (Works affecting highways).

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- high standard of design having regard for local context and the special historic and architectural interest of the listed building; provision of new landscaping, a green roof and trees enhancing bioversity; improvements to the local highway environment.

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