

AD Design Concepts
25 Grampian Gardens
London
NW2 1JHApplication Ref: **2015/4670/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

9 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application GrantedAddress:
11 Prince Albert Road
London
NW1 7SR

Proposal:

Erection of a side extension at lower ground level.

Drawing Nos: Site location plan, 96-001, 96-002, 96-003, 96-004, 96-005, 96-007 Rev_E, 96-008 Rev_D, 96-109 Rev_B, 96-010 Rev_B, 96-011 Rev_B, 96-200 Rev_C, 96-201 Rev_D, 96-300 Rev_D, 96-301 Rev_D, 96-302 Rev_E, 96-303 Rev_D, 96-304 Rev_D, 96-600, 96-601, 96-602 and 96-603.

Supporting documents: Turley Heritage Statement (dated July 2015), Structure and Basement Construction Methodology Report (dated July 2015), Site Waste Management Plan, Internal Detailing, Capita Landscaping Details (dated June 2015), GEA BIA (dated July 2015), Design and Access Statement and design concepts (dated July 2015), Construction Management Plan, Construction Traffic Management Plan and Arboricultural Report Landmark Trees (dated July 2015)

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 96-001, 96-002, 96-003, 96-004, 96-005, 96-007 Rev_E, 96-008 Rev_D, 96-109 Rev_B, 96-010 Rev_B, 96-011 Rev_B, 96-200 Rev_C, 96-201 Rev_D, 96-300 Rev_D, 96-301 Rev_D, 96-302 Rev_E, 96-303 Rev_D, 96-304 Rev_D, 96-600, 96-601, 96-602 and 96-603. Supporting documents: Turley Heritage Statement (dated July 2015), Structure and Basement Construction Methodology Report (dated July 2015), Site Waste Management Plan, Internal Detailing, Capita Landscaping Details (dated June 2015), GEA BIA (dated July 2015), Design and Access Statement and design concepts (dated July 2015), Construction Management Plan, Construction Traffic Management Plan and Arboricultural Report Landmark Trees (dated July 2015).

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

- 4 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 Council 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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 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, 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 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission:

The proposed erection of an extension to the side elevation at lower ground floor level is considered to be appropriately designed in terms of its scale and setting. The proportions of the proposed lower ground floor would mean the perceived symmetry of the host dwelling remains. The extension would be subordinate to the main dwelling house and due to its siting will not be visible from the wider public realm. The width of the extension is considered to be limited and maintains the proportions of the original garden.

The detail and material of each aspect are not considered to cause harm to the building's appearance, character or special interest. The proposal has been conditioned so the materials of the proposed lower ground floor match that of the existing dwelling.

Due to its siting, the proposed extension would not harm the amenity of neighbouring residents.

There would be an excavation of 2m to form the lower ground floor extension. Given its minimal scale, the desktop BIA has concluded that standard safe working practices and measures that will be adopted to construct the basement mean that the proposed development is unlikely to result in any specific groundwater, surface

water and land or slope stability issues.

The proposal results in the felling of 4 low quality trees, a tree condition above requesting details of the landscaping and tree protection area.

The site's planning history was taken into account when coming to this decision. One response was received during the consultation period in support of the application.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP27 and DP31 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment