

Mr Nicola Cotti
CGTWORKS
Unit 54 55 Kingspark Business Centre
152-178 Kingston Road
New Malden
London
KT3 6PJ
United Kingdom

Application Ref: **2015/5698/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

21 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Grove End Lodge
College Lane
London
NW5 1BP

Proposal:
Erection of a lower ground floor rear extension, enlargement of the existing rear and side extension, and erection of a glass parapet wall.

Drawing Nos: PA 1503 (01 sheet 1, 02 sheet 1, 03 sheet 1 Rev A, 04 sheet 1 Rev A, 04 Sheet 2 Rev A, 3 Sheet 2 Rev A, 05 Sheet 1 Rev A), Design and Access Statement. Arboricultural Impact Analysis by CGT Works dated 24.09.15, Arboricultural Method Statement Rev A by CGT works dated 24.09.2015, Tree Root Investigation by CGT Works dated 09.02.2015.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: PA 1503 (01 sheet 1, 02 sheet 1, 03 sheet 1 Rev A, 04 sheet 1 Rev A, 04 Sheet 2 Rev A, 3 Sheet 2 Rev A, 05 Sheet 1 Rev A), Design and Access Statement. Arboricultural Impact Analysis by CGT Works dated 24.09.15, Arboricultural Method Statement Rev A by CGT works dated 24.09.2015, Tree Root Investigation by CGT Works dated 09.02.2015.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 5 For the duration of the development, details of all Tree Protection Monitoring and Site Supervision visits (where arboricultural expertise is required) shall be submitted to and approved in writing by the Local Planning Authority.

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 CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 6 Prior to the commencement of construction/demolition works on site, plans showing the proposed materials and design of the proposed parapet wall approximately 6.7 metres long closest to the northern boundary of the site shall be

submitted to and approved in writing by 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission

The proposed extension which would project 3 metres from the existing rear wall and alterations would not harm neighbouring amenities, have a detrimental impact on the host building or surrounding conservation area, or negatively affect nearby trees.

The host dwelling has an unusual siting between a converted chapel to residential units and a block of apartments. Given this siting and the lower ground floor level of the proposed extensions, it is considered that the proposed extensions would not be out of keeping with the character of the host building or out of keeping with the Dartmouth Park Conservation Area.

The proposed design of the rear extension would be broken up into distinct elements and the design details would complement the finish of the converted chapel building that faces the host garden. Given the siting of the host dwelling and the lower ground level of the proposed rear extension, it is considered that the proposal would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

The proposed works are considered acceptable in relation to trees, providing the works are carried out in accordance with the arboricultural report. No trees are proposed to be removed.

1 letter of objection was received prior to making this decision. The site's planning history and relevant appeal decisions were 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 conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 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 and paragraphs 14, 17, 56-68, and 126-141 of the National Planning Policy Framework.

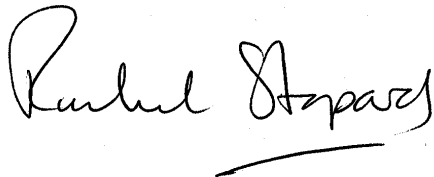
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment