

Mr. Steven Adams
Steven Adams Architects
28b Englands Lane
London
NW3 4UE

Application Ref: **2016/0222/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

4 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Greenaway Gardens
London
NW3 7DJ

Proposal:
Erection of single storey rear extension; re-instalment of side front door; installation of new velux to side pitch; alterations to rear garden steps.
Drawing Nos: (Prefix: 695 SV ...) 01, 02, 03, 04, 05, 06, 07, 08; (Prefix: 695 GA ...) 01, 02, 03, 04, 05, 06, 07, 08; Design and Access Statement dated 31/12/15; Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan dated 29/03/16.

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 policy 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: (Prefix: 695 SV ...) 01, 02, 03, 04, 05, 06, 07, 08; (Prefix: 695 GA ...) 01, 02, 03, 04, 05, 06, 07, 08; Design and Access Statement dated 31/12/15; Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan dated 29/03/16.

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

- 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 in accordance with the submitted 'Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan' dated 29th March 2016.

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.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed single storey rear extension and alterations to rear terrace would not appear uncharacteristic within the local area as most properties in the area (including the adjoining neighbouring property) featuring rear extensions of greater extent than that which is hereby proposed. The proposed rooflight would similarly not appear out of character within the streetscene due to its positioning as well as the prevalence of similar features on nearby properties.

The proposed extension would remain subordinate to the host dwelling and would not detract or compete with the character of the host property in terms of its size or design. The proposal would incorporate the use of lead for the roof of the extension at ground floor level. Although this material would not match the slate of the main roof, it would not be considered visually harmful to the character or appearance of the host building, street scene or Redington Froggnal Conservation Area. This is due to its particularly enclosed location at the rear of the building (with no public views of the development being possible) and also due to the increased distinction between the original dwelling and the extension that the material would help to

create. The proposed removal of an unsympathetic front addition and replacement door to the eastern corner of the property would similarly not impact upon the character of dwelling to a significant degree and the removal of the lean-to element is welcomed.

Initial concern was raised in relation to the impacts caused upon an adjacent mature Bay tree as a result of the development. The subsequently submitted 'Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan' (dated 29th March 2016) has provided sufficient evidence to demonstrate that this tree will not be severely impacted as a result of the development provided that measures set out in this document are adhered to during construction. As such a condition has been added to ensure the protection of this tree.

Due to its siting, design and scale it is not considered that the residential amenities of any neighbouring resident would be impacted as a result of the proposed development.

No responses were received as a result of the public consultation for the application. 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 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 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 2015; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework

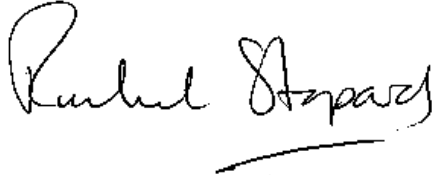
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment