

Mr. Sebastian Sandler
XUL Architecture
33 Belsize Lane
London
NW3 5AS

Application Ref: **2016/1409/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 5
Roslyn Heights
2 Belsize Lane
London
NW3 5AB

Proposal:

Replacement and enlargement of single storey rear extension to lower ground floor flat. Alterations to fenestrations as well as the landscaping of rear garden. The creation of a side access/entrance.

Drawing Nos: (Prefix: 1521...) LP-01, EX-01 Rev01, EX-02 Rev 02, EX-03 Rev 01, EX-04 Rev 02, EX-05, PA-01 Rev 05, PA-02 Rev 05, PA-03 Rev 05, PA-04 Rev 04, PA-04 Rev 05, PA-05 Rev 00, PA-06, Design and Access Statement date 15/04/16, Arboricultural Report dated 28/01/16.

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: 1521...) LP-01, EX-01 Rev01, EX-02 Rev 02, EX-03 Rev 01, EX-04 Rev 02, EX-05, PA-01 Rev 05, PA-02 Rev 05, PA-03 Rev 05, PA-04 Rev 04, PA-04 Rev 05, PA-05 Rev 00, PA-06, Design and Access Statement dated 15/04/16, Arboricultural Report dated 28/01/16.

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, of the new wrought iron gate at a scale of 1:10;

b) Plan, elevation and section drawings, of the new boundary fence at a scale of 1:50;

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area as well as the visual amenity of surrounding occupiers 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

- 5 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 'Arboricultural Report' dated 28/01/2016.

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.

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 proposed extension would only result in a marginal increase in internal floor area and would not result in an overdevelopment of the site. As such this would not be considered visually harmful to the character or appearance of the host building, street scene or the Fitzjohn Netherhall conservation area by virtue of its particularly enclosed location at the rear of the building, at lower ground floor level (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 modern design would help to create.

The proposed alterations to front boundary, front garden and the installation of a wrought iron gate would not appear incongruous within the streetscene or detract from the character of the area if appropriately designed. As the proposed gate would be very visible in the streetscene, a condition is recommended requiring the submission of further details in order to ensure that a sensitive design is achieved. The proposed alterations to fenestrations/doors would have a negligible impact upon the character and appearance of the building, streetscene or conservation area due to their scale, positioning and design. The proposed alteration within the rear garden of the property would not undermine the function or appearance of the rear garden, nor lead to a significant loss of green space.

Due to its siting at lower ground floor level, reduced height from existing as well as the existing tall boundary walls; the proposed replacement extension would not lead to a significant loss of light, outlook or privacy to any neighbouring property. Due to their positioning it is similarly not considered that the proposed fenestrations would lead to any privacy or light pollution issues. Because of the existing boundary treatments and vegetation screening around the rear of the site, the installation of a boundary fence with the same height as existing (6ft) would be acceptable in principle, however it is considered that the final design should be further assessed prior to erection to ensure that no harm in terms of visual amenity are caused. As such a condition is recommended, requiring the submission of further details of this proposed element.

Although there are no TPOs within or adjacent to the rear garden, there are some mature trees near to the site which are visible from Belsize Lane. The submitted Arboricultural Report (dated 28th January 2016) has however provided sufficient evidence to demonstrate that no tree will 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 surrounding trees.

Responses from the occupants of one neighbouring property were received and have been duly taken into consideration. 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 2016; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

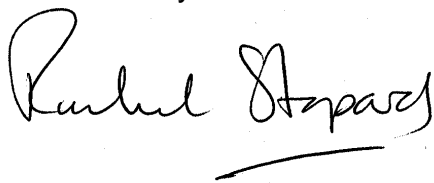
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.

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



Rachel Stopard
Director of Supporting Communities

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