

Mr Joe McGowan
BB Partnership
Studios 33-34
10 Hornsey Street
London
N7 8EL

Application Ref: **2016/2142/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
55 Lancaster Grove
London
NW3 4HD

Proposal:

Erection of timber acoustic enclosure for 3no. new AC units to the corner of the rear boundary of the back garden area.

Drawing Nos: Location plan, Design & Access statement, 749/M/01A, NVP report by Roger F Willmott dated 28/1/16, FIS_011 B; 8412/009 & FIS_41 A, Arboricultural Method Statement, FIS_41 RevA, FIS_001.

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:

Location plan, Design & Access statement, 749/M/01A, NVP report by Roger F Willmott dated 28/1/16, FIS_011 B; 8412/009 & FIS_41 A, Arboricultural Method Statement, FIS_41 RevA, FIS_001.

Reason:

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

- 4 Details of the design and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. 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 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed AC units with enclosure located to the rear corner of the garden connected with pipework below the surface from the main property is considered that the works would not cause harm to the character and appearance of the host building or to the wider Belsize Park Conservation Area as they would not be

visible from the public realm.

The application was accompanied by an acoustic report. The Council's Environmental Health Officer does not object to the development, subject to the imposition of the condition as set out above. This decision would be conditioned upon to ensure the amenity of neighbouring occupiers is not adversely affected by noise.

The application was also accompanied by an Arboricultural report. The Council's Landscape and Tree Officer does not object to the development, subject to the imposition of the conditions as set out above. This decision would be conditioned upon to ensure the trees are not adversely affected by development.

Due to its timber enclosure and location, it is considered there would not be an additional adverse impact upon the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight or outlook.

No objection has been received on the proposal. 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 and 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, policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework 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.

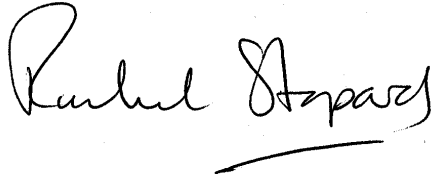
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities