

Mr Paul Watson  
Phillips Planning Services Ltd  
Kingsbrook House  
7 Kingsway  
Bedford  
MK42 9BA

Application Ref: **2016/3073/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

13 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**15 Park Village West**  
**London**  
**NW1 4AE**

Proposal:  
Excavation of front lightwells; widening of existing garage; erection of rear canopy; installation of new window opening to side elevation; and other external alterations  
Drawing Nos: LP01; LP02; EX01; EX02; EX03; EX04; EX05; EX06; EX07; PL01 (REV A); PL02 (REV B); PL03 (REV A); PL04 (REV A); PL05 (REV A); PL06 (REV A); PL07 (REV A); PL08; Design Access & Heritage Statement; Basement Impact Assessment (prepared by Frank W.Haywood and Associates); Arboricultural Plan; Tree Constraints Plan; Tree Protection Plan

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: LP01; LP02; EX01; EX02; EX03; EX04; EX05; EX06; EX07; PL01 (REV A); PL02 (REV B); PL03 (REV A); PL04 (REV A); PL05 (REV A); PL06 (REV A); PL07 (REV A); PL08; Design Access & Heritage Statement; Basement Impact Assessment (prepared by Frank W.Haywood and Associates); Arboricultural Plan; Tree Constraints Plan; Tree Protection Plan

Reason:

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

- 4 All work shall be carried out in accordance with the arboricultural report and tree protection plan submitted as part of the application.

Reason: To ensure the preservation of the amenity value and health of the tree(s) 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 creation of two front lightwells with black metal railings is considered to be an appropriate alteration to the host dwelling and not out of character with lightwells evident on similar properties on Park Village West. The creation of lightwells would involve only minor excavation work to the front garden that would not go deeper than the existing basement level. A BIA submitted with the application identifies there are no issues for concern. An area of retained landscaping would mostly conceal the changes from the street. The enlarged garage would maintain a subordinate relationship to the host dwelling and have little impact on the appearance by virtue of the existing side wall, coping, and railings remaining in their current location. The rear canopy is considered to be of a complementary architectural style that would be of a proportionate size to the rear elevation and have a lightweight appearance. The rear of the property is mainly concealed from public views by dense vegetation. The new circular window opening at first floor

level would match an original Nash window on a nearby property and is considered to be appropriate. Additional alterations include the replacement of existing stone steps to the front of the property with a curved style and the installation of a rooflight on the garage and the main house. These are considered to be acceptable alterations which wouldn't harm the character of the building.

All the proposals are considered to be sensitive changes that would preserve and enhance both the architectural integrity of the host building, the surrounding listed buildings, and this part of the Regent's Park Conservation Area.

The arboricultural report and tree protection plan are considered sufficient to demonstrate that the trees to be retained on site will not be adversely affected by the proposals and will adequately protected through development.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The new window opening would be obscure glazed and fixed shut to protect the privacy of no.16.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 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,

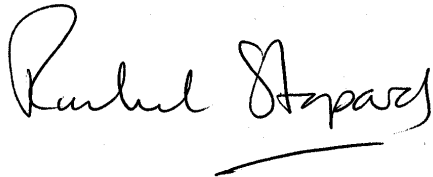
Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities