

Mr Robert Dye
Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH

Application Ref: **2016/3558/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 New End
London
NW3 1JA

Proposal:

Erection of lower ground floor extension with green roof over and the addition of a conservatory at upper ground floor level

Drawing Nos: Design and Access Statement (June 2016); Construction Statement; Basement Screening Assessment; EX - 000; 001; 002 Rev A; 003; 101 Rev A; 102 Rev A; 201; 202 Rev A; 203 Rev A; PA - 001; 002 Rev A; 003; 101 Rev A; 102 Rev A; 201; 202 Rev A; 203 Rev A; 301;

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 Details of the design of building foundations 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 in writing by 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 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement (June 2016); Construction Statement; Basement Screening Assessment; EX - 000; 001; 002 Rev A; 003; 101 Rev A; 102 Rev A; 201; 202 Rev A; 203 Rev A; PA - 001; 002 Rev A; 003; 101 Rev A; 102 Rev A; 201; 202 Rev A; 203 Rev A; 301;

Reason:

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

- 5 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The works hereby approved shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for approval:

It is proposed to excavate the rear garden to extend the lower ground floor with a green roof over and a rear extension at the upper floor with access directly on to the green roof with associated landscaping works. Revisions were received increasing the green roof substrate from 200mm to 300mm, and showing the ground levels of adjoining properties.

The proposed rear extension works would be a modest and subordinate design to the existing building. The glazed rear extension would be a light structure which would complement the traditional red brick exterior. The alterations to the windows would match existing. The extension at the upper ground floor, by virtue of its height (at 2.4m at the eaves, rising to 2.7m at the rear façade of the host building) as well as the matching depth with the adjoining outrigger would not harm the amenity of neighbouring properties in terms of loss of light, outlook or privacy.

The existing ground level of the property is well below that of adjoining properties. The raising of the garden (green roof) would be generally consistent with the surrounding rear garden levels and would not have any detrimental effects on the amenity of neighbours. The finished ground level would be level with no. 14 and 18. It would be 1.2m above that of no. 22; however, the boundary between no. 20 and 22 would be screened by planters, minimising potential overlooking.

No. 14 New End to the rear is one of a group of Grade II Listed Buildings. The Conservation officer has reviewed the proposal and expressed no objection, provided that Listed Building Consent is obtained if any works affecting the rear garden wall adjoining no. 14 are to be undertaken. An informative has been included in the decision to address this matter.

The proposed green roof is considered as acceptable; details of which will be secured by condition.

The depth of earthworks varies, where the majority of earthworks would be up to 0.86m for 26sqm in area; increasing to 2.2m deep (i.e. existing planters) over 6.7sqm in area. There is pedestrian access from the side to the rear garden and is in an accessible area. Given this and the relatively minor scale of the proposal it was not considered appropriate to require a Construction Method Statement.

The proposed extension and alterations would not harm the appearance of the host property nor the character and appearance of the surrounding conservation area. No objections from neighbours have been received and 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.

2 You will be required to submit a listed building consent application where any

works on (or affecting) the garden party wall with no.14 New End NW3 1JA is required, including any underpinning works. You are reminded that it is a criminal offence to carry out work affecting a listed building without the Council's express consent. All persons including consultants, contractors and subcontractors should be made aware of this requirement prior to starting work granted by this decision.

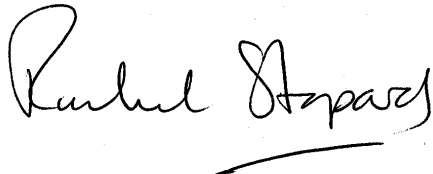
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, London Borough of Camden, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 4 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], London Borough of Camden, 5 Pancras Square, London N1C 4AG (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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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
Executive Director Supporting Communities