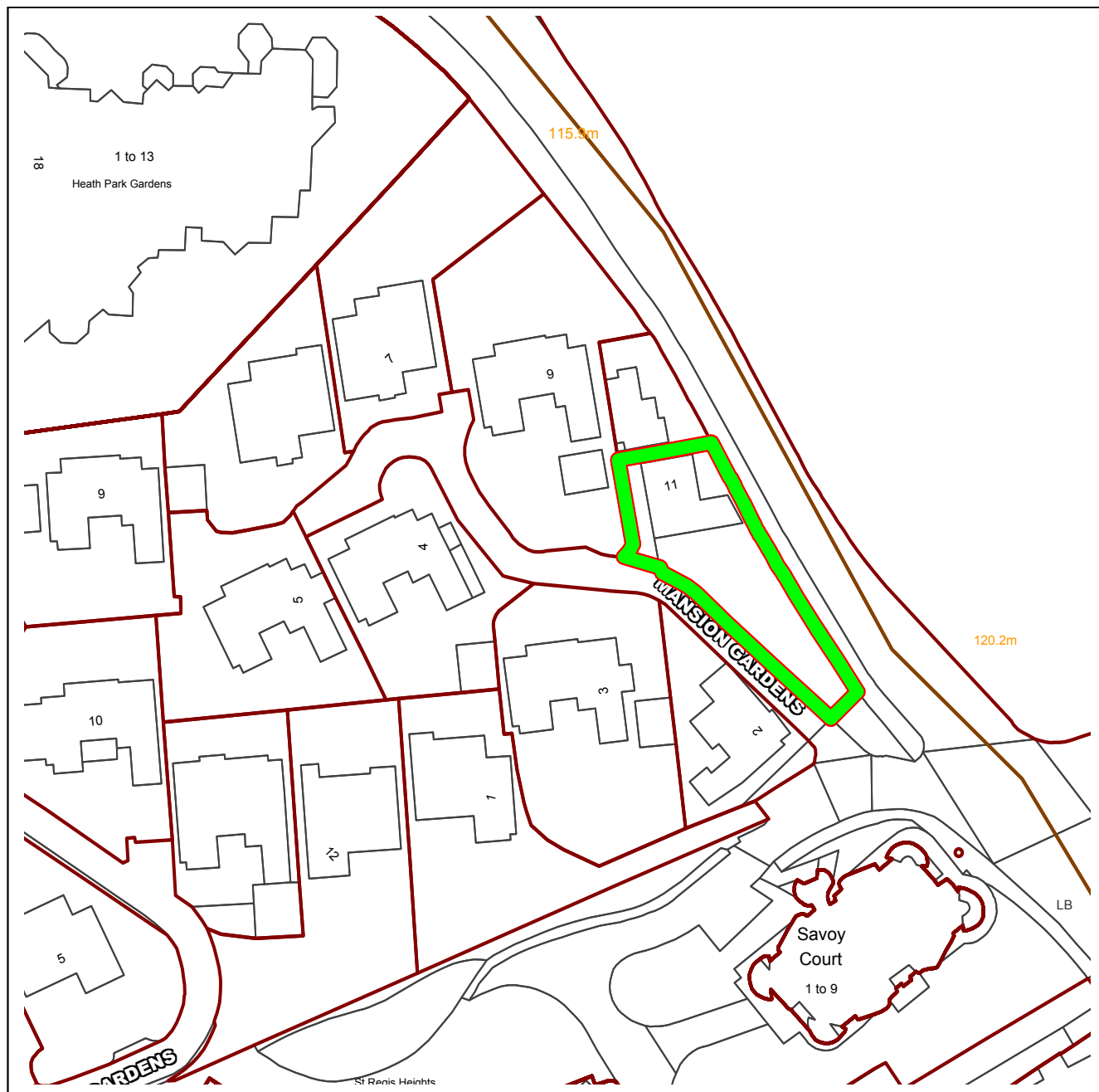


# 11 Mansion Gardens, London, NW3 7NG

2016/4977/P



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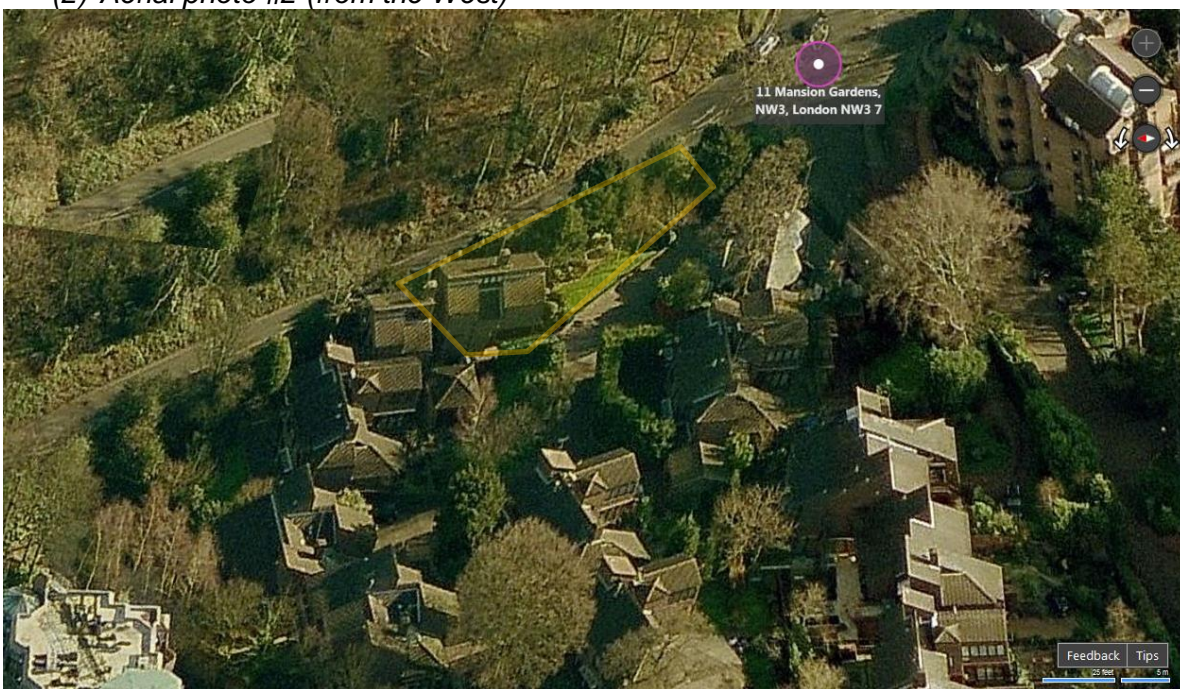
# 11 Mansion Gardens, London, NW3 7NG

## Site Photographs:

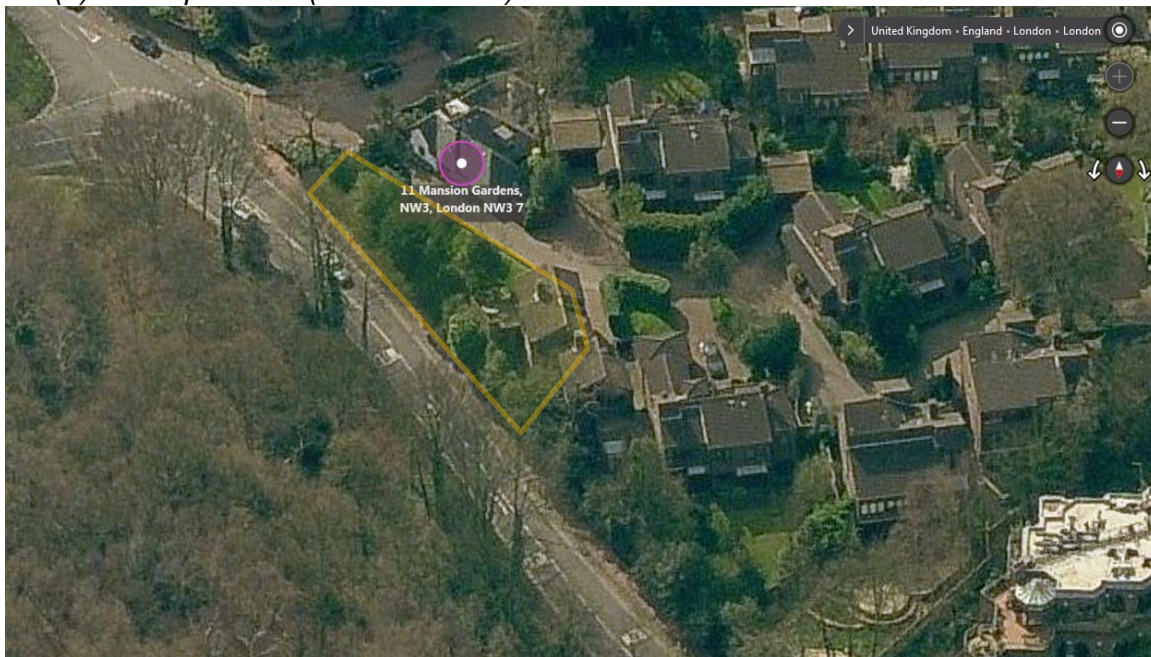
(1) Aerial photo #1 (from the South)



(2) Aerial photo #2 (from the West)



(3) Aerial photo #3 (from the North)



(4) Aerial photo #4 (from the East)



(5) Aerial photo #5 (Wider estate from the South – application site highlighted)



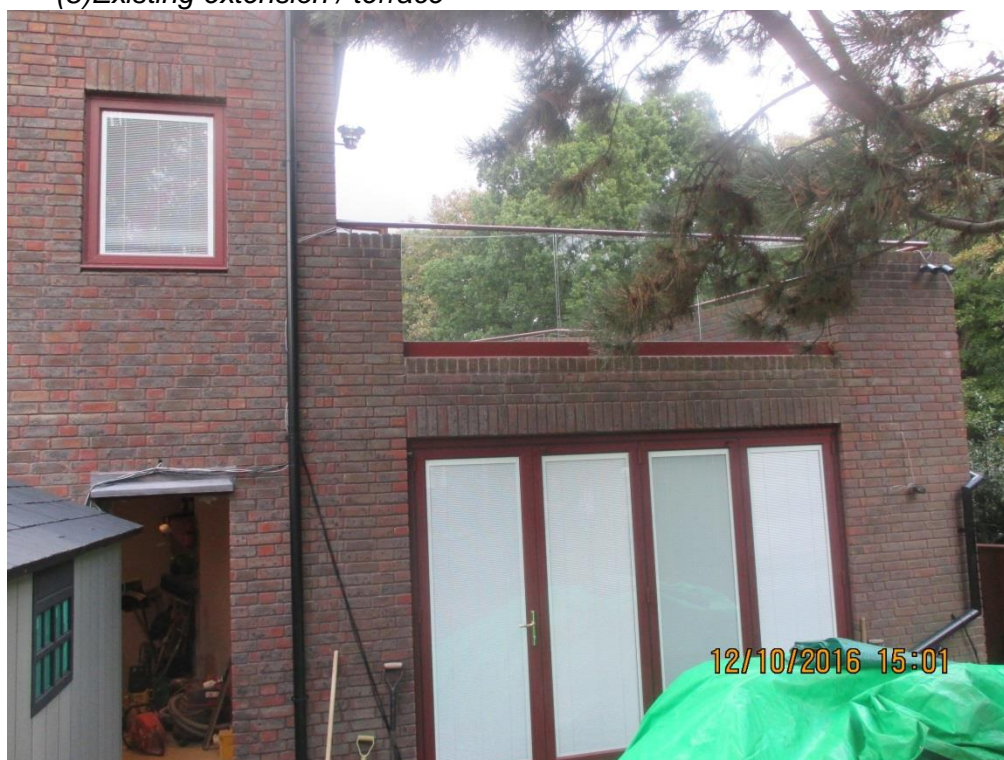
(6) Communal driveway with temporary hoardings around site (dwelling in background).



(7) Front / side elevation of dwelling



(8) Existing extension / terrace



*(9) Garden area with temporary hoarding and office*



*(10) Rear roofslope (location of proposed rear dormer)*



(11) View to/from West Heath Road



(12) Existing fencing to nearby property #1



(13) Existing fence to nearby property #2





|   |  |                                       |  |                                  |  |                                     |  |
|---|--|---------------------------------------|--|----------------------------------|--|-------------------------------------|--|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>                 |  | <b>Expiry Date:</b>              |  | <b>07/11/2016</b>                   |  |
| <b>(Members Briefing)</b>   |  | N/A / attached                        |  | <b>Consultation Expiry Date:</b> |  | <b>07/10/2016</b>                   |  |
| <b>Officer</b>  |  |                                       |  | <b>Application Number(s)</b>     |  |                                     |  |
| John Diver  |  |                                       |  | 2016/4977/P                      |  |                                     |  |
| <b>Application Address</b>  |  |                                       |  | <b>Drawing Numbers</b>           |  |                                     |  |
| 11 Mansion Gardens<br>London<br>NW3 7NG   |  |                                       |  | <i>See draft decision notice</i> |  |                                     |  |
| <b>PO 3/4</b>   |  | <b>Area Team Signature</b>            |  | <b>C&amp;UD</b>                  |  | <b>Authorised Officer Signature</b> |  |
|   |  |                                       |  |                                  |  |                                     |  |
| <b>Proposal(s)</b>  |  |                                       |  |                                  |  |                                     |  |
| Conversion of garage into habitable room; erection of boundary fence; alterations to fenestrations at ground floor level and installation of rear dormer window to dwelling (C3) (part retrospective) |  |                                       |  |                                  |  |                                     |  |
| <b>Recommendation(s):</b>   |  | Grant conditional planning permission |  |                                  |  |                                     |  |
| <b>Application Type:</b>  |  | Householder Applications              |  |                                  |  |                                     |  |

|   |  |           |                  |           |                   |           |
|---|--|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal:        | <b>Refer to Draft Decision Notice</b>  |           |                  |           |                   |           |
| Informatives:                             |  |           |                  |           |                   |           |
| <b>Consultations</b>                      |  |           |                  |           |                   |           |
| <b>Adjoining Occupiers:</b>               | No. notified   | <b>09</b> | No. of responses | <b>04</b> | No. of objections | <b>04</b> |
| <b>Summary of consultation responses:</b> | <p>Letters of objection were received from the occupiers of nos-3, 5, 7, and 10 Mansion Gardens. Their raised comments can be summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Estate covered by covenant limiting the design of external alterations</li> <li>2. Works already undertaken to property and have been on-going for 4years</li> <li>3. Construction works detrimental to residential amenities</li> <li>4. Detrimental impact upon views and levels of natural light</li> <li>5. Proposed works would be strikingly different to rest of estate</li> <li>6. Detrimental impact upon the character of the estate</li> <li>7. Proposed works would negatively impact upon the open/green nature of the site / Erosion to rural feel of estate</li> <li>8. Security, health and wellbeing jeopardised by on-going works</li> <li>9. Plans are not representative of the property</li> </ol> <p><u>Officer's Response:</u><br/> (1) Please see the final paragraph of the site description section<br/> (2) Please see paras.1.1 – 1.3 &amp; 3.27<br/> (3) Please see para.3.27<br/> (4) Please see paras. 3.20 &amp; 3.24 - 3.26<br/> (5 – 7) Please see paras. 3.4-3.8 &amp; 3.10 - 3.17<br/> (8) Please see para. 3.17<br/> (9) The plans submitted were considered to accurately illustrate the proposed development of the property. Please see para.2.1 / 2.2.</p> |           |                  |           |                   |           |
| <b>CAAC/Local groups comments:</b>        | <p><u>Heath and Hampstead Society</u><br/> A letter of objection regarding both applications was also received on behalf of the Heath and Hampstead Society. Their raised comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>- Any off street parking provision would be unacceptable due to loss of greenery, traffic and pedestrian safety, impact to character of adjacent conservation area and would be contrary to policy</li> <li>- Disturbed by impacts of lengthy construction period</li> </ul> <p><u>Officer's Response:</u><br/> (1) Please see para.2.1 / 2.2.<br/> (2) Please see para. 3.17</p>  |           |                  |           |                   |           |

## Site Description

The application relates to a two storey, detached, single family dwelling house located within the private, gated residential estate of Mansion Gardens. The estate was built as a singular development in the 1980's, designed by Ted Levy, Benjamin & Partners (prominent architects in the Hampstead and Highgate area in this period) with all properties within the estate featuring a strongly cohesive architecture vernacular. This architectural language is highly uniform throughout the estate with forms, materials and detailing all corresponding. Overall dwellings within the estate have previously had very minimal intervention and as such retain their original characteristic, although the application property itself has been extended a number of times (see below).

The application property features a long and narrow plot which abuts the entrance road through the estate to the West, West Heath road which is situated at a considerably lower level to the East and the adjacent no.10 Mansion Gardens to the North.

The application property is not statutorily listed, nor located within a conservation area. The Hampstead Conservation area boundary wraps around to exclude the estate as well as other twentieth century developments to the South (Saint Regis Heights) and West (Grange Gardens). The estate is covered by an Area Tree Preservation Order (C98/15H) which protects all mature trees within the estate.

Various comments received have made mention to developments within the estate having been historically limited via a covenant covering the estate. As mentioned above, the application property is not within a conservation area and the Council has not served any Article 4 Directives to the application property or the wider estate. Of the two permissions found for the original development of the estate (see below); neither contained any condition which removed permitted development rights of dwellings. If it is the case that the site is covered by a Restrictive Covenant, then it may be the case that the works hereby proposed could not be implemented without the consent of the enforcing body/covenant beneficiary. As the applicant has signed a 'Certificate of Ownership – B' within the submitted application form, then it would be the case that Freehold consent would be required from the 'Mansion Gardens Estate Management Company'. If this consent were withheld then similarly, it may not be possible for the applicant to implement any permission. Notwithstanding this the content, management, or enforcement of any possible covenant as well as freeholders consent remains outside of the Council's control, being private legal matters and are not material planning considerations.

## Relevant History

The relevant site history for the site is as follows:

D5/4/7/32935(R1) – Planning permission was granted on the site of the former 'Grange Site, West Heath Road' for the *'The redevelopment of the site by the erection of 22 houses and one lodge, the extension of the existing lodge and the laying out of roads and landscaping of the site'* on the 02 February 1982.

CTP/D5/4/A/35955 – Planning permission was granted for the variation of the above approval, described as *'The erection of a block of 6 flats as alteration to the permitted scheme of development at the eastern end of the site and the omission of three houses'* on the site of the former Grange Site on the 04 July 1983.

8500392 – Planning permission was granted for the *'Erection of a two storey side extension to provide a garage on the ground floor and a bedroom and bathroom on the first floor'* at no.11 Mansion Gardens on the 29 October 1985.

PWX0002176 – Planning permission was granted for the *'The erection of a single storey rear extension incorporating a terrace on the flat roof'* at no.11 Mansion Gardens on the 28 February 2000.

2016/2614/P – Planning application for the *'Convert garage to ground floor accommodation, erect conservatory to the side, hard standing area for car parking, alterations to fencing and front door'* was withdrawn on the 29 July 2016 following discussions with the Council's Planning officers. Prior to the withdrawal the application was advised that the erection of a conservatory to the side of the dwelling was unlikely to be supported by the planning department.

Following the above withdrawn application, the applicant submitted no.3 applications at the same time (including that hereby under assessment):

2016/4976/P – A planning application for the retention of '*Erection of raised decking / fencing to rear and installation of Jacuzzi, replacement balustrade to existing rear terrace, recladding section of rear elevation to dwelling (C3)*' remains ongoing at the time of writing due to the requirement to re-consult after it was found that additional unapproved elements were in existence but were not shown on plans or were not included in the description of development. At the time of writing the extended consultation period for this application was ongoing.

2016/4977/P – The hereby proposed works.

2016/4978/P – Permission was recently refused (11/11/2016) for the '*Erection of single storey conservatory to side of dwellinghouse (C3)*'. This application was submitted at the same time as those currently being assessed but was able to be determined soon after the end of the consultation period.

Reason for refusal:

*(1) The proposed conservatory, by reason of its siting, scale and design, would result in a detrimental impact upon the character and appearance of the host dwelling and local area, as well as disrupting and degrading the established grain and architectural style of Mansion Gardens, harming the character and appearance of wider estate.*

The site is also currently under investigation following a number of enforcement complaints:

EN16/0774 – Investigation into works commenced on site prior to the determination of planning application 2016/2614/P. Complaint received 28 July 2016.

EN16/0775 – Investigation into claims that a mature tree has been removed from the front garden of the dwelling despite the presents of an Area Tree Preservation Order. Complaint received 28 July 2016.

## **Relevant policies**

### **National Planning Policy Framework (2012)**

### **The London Plan March 2016**

### **LDF Core Strategy and Development Policies (2011)**

#### **LDF Core Strategy (2010)**

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

#### **Development Policies (2010)**

DP24 – Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance**

CPG1: Design (2015)

CPG6: Amenity (2011)

## Assessment

### 1. Introduction

1.1. Planning permission is sought for a number of alterations to the dwelling including:

- The conversion of the ground floor garage into a habitable room, with replacement front treatment
- Alterations to the front door including a larger infill of the cantilevered entrance way/porch
- Installation of timber framed French doors to the SE elevation at ground floor level
- Installation of rear dormer window with hung tiles and timber frames
- Erection of wooden boundary fence on top of existing low brick wall along the garden of the property with a height of 1.4m (total height of approximately 1.8m)V

During the site visit it was noted that some works had already started on site, including the provisional blocking up of the garage opening as well as the removal of the front door. The majority of works therefore remained proposed; however the permission is regarded as being part retrospective for this reason.

1.2. It should also be noted that the recently refused permission regarding the erection of a single storey extension had also been partially completed prior to determination (2016/4978/P) including the alterations to some levels in the front garden of the property as well as the laying of foundation for the proposed conservatory. Two temporary structures have been placed upon these foundations to form an office for contractors involved in the works on site. During the site visit it was also noted that during the construction process, one mature tree had been removed from the front garden and one mature Birch severely damaged – with evidence that this specimen will likely perish. Whilst the alterations to levels and laying footings would not have required planning permission, the removal of the trees remains enforceable and is currently being dealt with under enforcement case EN16/0775. An informative has been added to the draft decision notice to remind the applicant to remove the temporary structures after use.

### 2. Revisions

2.1. It should be noted that when initially submitted, this application included the addition of no.2 off street parking spaces within the garden area of the property. Following an initial assessment from planning and transport officers, the applicant was notified that this element of the scheme would be contrary to the Council's policies regarding transport as well as character / design policies. During the course of the application it was also found that some unauthorised alterations to the rear extension / terrace had been shown in existing plans which did not form part of the proposed works.

2.2. In response, the agents for the application have removed the proposal to create any new off street parking spaces. In the location of the previously proposed hard surfacing, revised plans instead show retention of soft landscaping as well as the extension of the proposed fence to fully enclose the garden along its side boundary. The elements to the rear of the site which are not permitted but are in existence were also omitted from the hereby proposed scheme. These additional alterations were added to the description for the ongoing retention application and a fresh consultation process was initiated for that application. It should also be noted that the materials for the proposed dormer window cheeks were also revised from render to vertically hung tiles.

### 3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene and local area including the setting of adjacent conservation area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

#### **Design and Conservation**

- 3.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of the host and neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that the Council will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area. CPG1 design guidance recommends that external alterations take into account the character and design of the property and surroundings; including windows, doors and materials which should complement the existing building.

#### Conversion of garage door, alterations to ground floor fenestrations and entrance

- 3.3. As well as the conversion of the ground floor garage into a habitable room, alterations to ground floor fenestrations are also proposed in terms of the replacement of the garage door with a fixed panel and no.2 side windows; alterations to the front door including a larger infill of the cantilevered entrance way/porch; and the installation of timber framed French doors to the SE elevation at ground floor level.
- 3.4. Following discussions with the Council's Highways officers; it was found that the loss of the internal garage would not be contrary to the Council's transport policies as it would lead to a reduction of parking spaces and the dwelling would remain limited to the same amount of permits for the nearby Controlled Parking Zone. It is therefore not considered that this loss would exacerbate any parking stress upon the nearby CPZ; especially as there are a number of areas of parking within the private estate. Although the principle of the conversion is therefore acceptable, submitted drawings for the replacement of the garage doors do not contain a high level of details and the same is also true of the proposed replacement front door. As these are perhaps the most prominent of all the proposed fenestration alterations; to ensure that the design of these elements remain responsive to the wider context of the estate, a condition is recommended for the submission of drawings showing the detailed design of these proposed elements for approval prior to implementation.
- 3.5. With regard to the slight infill of the cantilevered entrance way to form a porch; bringing the front door forward by approximately 1.2m; it is not considered that this alteration would negatively impact upon the character of the dwelling as the infill would sympathetically align with the roof form above, and the characteristic brick soldier course would also be realigned to maintain the balance of the principle elevation.
- 3.6. With regard to the proposed French doors to the SE side elevation of the dwelling it is not considered that these elements would alter the character of the dwelling to a significant degree. The stained timber framed doors would match those already in existence on the same elevation (see photo 12) as well as the rest of the fenestrations to the property. It may also be the case that the installation of these doors may be permitted under Class A, Part 1 of Schedule 2 of the General Permitted Development Order 2015. Either way, as the fenestrations would match those existing on the dwelling, and are sited at a lower level than the adjacent communal driveway; it is not considered that these doors would result in an unacceptable impact upon the dwelling or wider estate.

#### Installation of dormer window

- 3.7. In reference to proposed dormer windows, the CPG1 (Design) states that the addition of roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. In order to remain sensitive, dormers should not be disproportionately large; should not cut through the roof ridge or the sloped edge of a hipped roof; should not disrupt an unbroken roofscape; and should feature materials and a window design which complements the host dwelling (para.5.11).
- 3.8. As previously mentioned, the estate maintains a striking architectural vernacular which includes a highly angular and varied roofscape. A number of dwellings within the estate feature dormer, or dormer-like windows at roof level and although the estate maintain a strong overall unity in character, the roof forms of dwellings vary greatly. The hereby proposed dormer window is not considered to upset the established pattern of development within the estate and, via the use of matching materials and the form including limited height, would appear as though it was an original element. The dormer is considered to be

proportionate for the rear roof slope, and would not disrupt any ridge or hip. It should also be noted that due to the siting behind the central chimney on the rear roof slope which faces out from the estate; the rear dormer would be particularly concealed from view. Whilst glimpses of the proposed dormer might be afforded from the public highway of West Heath Road; views would not be possible from the footpath or from within the estate. It is therefore considered that the proposed dormer would not lead to an unacceptable impact upon the character and appearance of the host dwelling, estate or nearby conservation area.

### Erection of fence

- 3.9. The final proposed element is the erection of a wooden fence on top of the existing low wall to enclose the private garden of the host property. The fence would stretch the length of the side boundary of the garden (approximately 20m); would be constructed of timber and would have a maximum height of 1.8m above the ground level of the driveway (inclusive of the existing/reinstated low brick wall – 400mm).
- 3.10. During the site visit it was noted that most properties within the estate feature gardens which are enclosed by wooden fences for safety and privacy reasons. Of these existing fences on the estate, the most prominent are those shown in photos 16 and 17, which both use a similar style of boarding which still allows some views and light through, but maintains a sense of enclosure for the occupiers. Whilst it is noted that the garden area of the property adjacent to the communal driveway currently maintains an open and green character which contributed to the character of the estate, it is not considered that the enclosure of this space for increased privacy for residents would act to diminish this character to an unacceptable extent if it were to be sensitively designed. It should also be noted that whilst the fence is proposed to sit atop the existing low wall (which requires repair in some places); the erection of any fence along this boundary would be subject to the satisfactory demonstration that this could be achieved without the need for excavations within the root protection area of nearby mature trees. As such, this proposed element is considered to be acceptable in principle, however in order to ensure that the detailed design sensitively responds to local context and is not detrimental to local character; a condition is recommended that detailed drawings of this proposed element (including details of methods of fixings) is submitted for assessment prior to implementation.
- 3.11. Overall, subject to the recommended conditions the proposed works/retention of elements installed are not considered to lead to a detrimental upon the character and appearance of the host dwelling, wider estate or local area generally. The proposals therefore remain in accordance with policy DP24. For those same reasons outlined in para.3.8, it is considered that the hereby proposed works would not affect the setting of the nearby Hampstead conservation area or affect the openness of the nearby Metropolitan Open Space (Hampstead Heath). The development is therefore also considered to be in accordance with the Council's policy DP25

### Residential Amenity

- 3.12. Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 3.13. Due to the property being detached with only one adjoining neighbour, as well as the siting, level and design of the proposed ground floor fenestrations, it is not considered that these elements would lead any negative impacts upon the residential amenities of any neighbouring occupier. With regard to the conversion of the ground floor garage it is noted that in front of the property is a shared, private driveway with no.10. Although the driveway is within private ownership, an informative is recommended that this area should not be used for parking by the owner/occupier of no.11 as this would result in disruption in terms of access and parking to the adjoining occupiers.

- 3.14. The proposed dormer window is not considered to result in any loss of outlook or light to any neighbouring resident. Due to the internal high level as well as the rear facing outlook from this window, it is not considered that this element would lead to any loss of privacy to the adjoining occupiers at no.10.
- 3.15. In terms of the proposed garden fencing, as this would be situated adjacent to the communal driveway, the closest property to the fencing (no.2) features only high level side windows to the facing elevation and no.3 is orientated perpendicular to the fencing; it is not considered that this fence would lead to a loss of light or outlook to a level of detriment to any adjoining occupier. The fencing would similarly not negatively impact upon privacy or lead to undue disruption.
- 3.16. Overall it is considered that, subject to the recommended conditions, the development would not lead to a detrimental impact upon the residential amenities of any nearby occupier. The development is therefore considered to be in accordance with policy DP26.
- 3.17. Many comments received raised concerns regarding the on-going works at the site and the resulting impacts upon residential amenities. As internal works to the dwelling would not require planning permission, it is outside the scope of the planning regime to limit construction programmes. Notwithstanding this, issues regarding noise and disturbance or dust and pollution are covered by the provisions of the Environmental Protection Act 1990 and the Control of Pollution Act 1974. As such details of the complaints received have been forwarded onto the Council's Environmental Health department who will arrange for separate inquiries into these complaints. An informative has also been added to remind the applicant of their requirements in terms of hours of construction.

#### **Trees / Enforcement**

- 3.18. Mansion Gardens is covered by two separate Area Tree Preservation Orders (TPOs) (C98 & 15H) which cumulatively protect all mature trees within the estate. Specifically, sub area A2 of Area TPO 15H covers the entire plot of no.11 as well as some adjacent properties. As mentioned during the site visit, damage to a number of trees as well as the full removal of one tree was noted. As the application has not demonstrated sufficient justification regarding the removal of this tree, or outlined remedial works to those remain; an enforcement investigation has been instigated against the loss of the tree. Although the foundations have already been laid for the proposed conservatory, it is not considered expedient at this time to take action against this unapproved development, the enforcement investigation regarding the trees remain on going at the time of writing. As mentioned at para.3.16, in order to ensure that the proposed fencing does not result in any further harm to nearby trees a condition was recommended for the submission of details of the fastening method of this element.

## **4. Recommendation**

### **4.1. Grant conditional planning permission**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28<sup>th</sup> of November 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Mr Charles Couzens  
Ecos Maclean Ltd  
8a Chamberlain Street  
London  
NW1 8XB

Application Ref: **2016/4977/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

23 November 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**11 Mansion Gardens**  
**London**  
**NW3 7NG**

**DECISION**

Proposal:  
Conversion of garage into habitable room; erection of boundary fence; alterations to fenestrations at ground floor level and installation of rear dormer window to dwelling (C3) (part retrospective)

Drawing Nos: (Prefix : 15119-) 01, 02 rev 01, 07 rev 02, 08 rev 01, 09 Rev 03, 10; Design and Access statement dated Nov 2016.

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

Executive Director Supporting Communities



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 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 : 15119-) 01, 02 rev 01, 07 rev 02, 08 rev 01, 09 Rev 03, 10; Design and Access statement dated Nov 2016.

Reason:

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

- 4 Detailed drawings 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) Details including sections at 1:10 of the method of fastening of the proposed fence to the existing low level wall;

b) Plan, elevation and section drawings, of a sample panel of the proposed fencing at a scale of 1:20;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To ensure the preservation of the amenity value and health of the nearby mature trees and 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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).

- 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 Enforcement investigations remain ongoing regarding the loss/damage to trees on the site and this permission in no way infers any grant of approval for these actions. Notwithstanding the hereby approved drawings, the trees on the site are the subject of the Tree Preservation Order (C98/15H) and no tree subject to a Tree Preservation Order may be lopped, topped or felled without the consent under the Order, except as provided for in the Order or as specifically indicated within the proposals to which this planning permission relates. Further advice on this aspect may be obtained from the Tree Preservation Officer. (Tel: 020-7974 5939)
- 4 The applicant is reminded that the temporary structures erected within the curtilage of the property must be removed as soon as reasonably possible once their use for construction purposes is no longer required. Should these structures be required for a period of more than 21 days following the issuing of this decision, temporary planning permission may be necessary.
- 5 The applicant is reminded that the area of shared driveway immediately in front of the front elevation of the dwelling should not be used for parking by occupiers of the application premise as doing so would impeded access to no.10 Mansion Gardens and could result in detrimental impact upon the residential amenities of these residents.

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

Executive Director Supporting Communities