

Mr Mike Neale
FORMstudio
1 Bermondsey Exchange
179-181 Bermondsey Street
London
SE1 3UW

Application Ref: **2016/6563/P**

Please ask for:

Nora-**Andreea.Constantinescu**Telephone: 020 7974 **5758**

26 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Back Lane
London
NW3 1HL**

Proposal:

First floor rear extension and alterations to the rear garden of residential dwelling (Class C3).

Drawing Nos: 882-000; 882-001 Rev A; 882-002 Rev A; 882-003 Rev C; 882-004 Rev D; 882-005 Rev C; 882-006 Rev C; 882-007; 882-008; 3D model view; Arboricultural Survey and Planning Integration Report dated 29/11/2016

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 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:

882-000; 882-001 Rev A; 882-002 Rev A; 882-003 Rev C; 882-004 Rev D; 882-005 Rev C; 882-006 Rev C; 882-007; 882-008; 3D model view; Arboricultural Survey and Planning Integration Report dated 29/11/2016

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

- 4 Prior to the commencement of works, 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 approved protection details and working methods in arboricultural report ref. AR/3630/jq 29/11/2016 and shall follow guidelines and standards set out in BS5837:2012 - "Trees in relation to design, demolition and construction". The protection measures shall stay in place for the duration of the works.

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.

- 5 The flat roof in relation to the extension at the 1st floor hereby approved shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed first floor extension would extend with the same width as the ground floor extension below. The height of the proposed extension would be 2.8m and

the external materials would be pre-weathered zinc standing seam cladding, with grey polyester powder coated aluminium framed windows as indicated in the 3D image submitted. The proposals' scale and mass, as well as detailed design is considered to cause no harm to the appearance of the host dwelling or to wider Hampstead Conservation Area.

The proposed first floor extension would be set in by 2.3m from the boundary with the adjacent property at no 3 Back Lane, and would be in line with the existing projection as part of the property at no 7 Back Lane. It is therefore considered that due to its position, location, scale and dimensions, the proposed first floor extension would not cause significant harm to the amenity of the neighbouring properties at no 3 or 7 Back Lane.

In relation to the proposed removal of the Japanese maple tree, it is considered that the tree has minimal landscape significance and its removal would not be detrimental to the character of this part of conservation area.

The existing pear tree is of more landscape significance and is to be retained and receive minor pruning. The tree protection details included in the arboricultural report are considered sufficient to demonstrate that the pear tree will be adequately protected throughout development.

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.

One objection has been received prior to making this decision which is fully addressed in the consultation summary. Revisions have been made in line with comments received. 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with London Plan 2016 and 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 Compliance and Enforcement

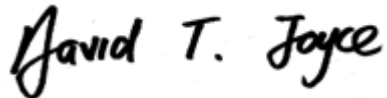
team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities