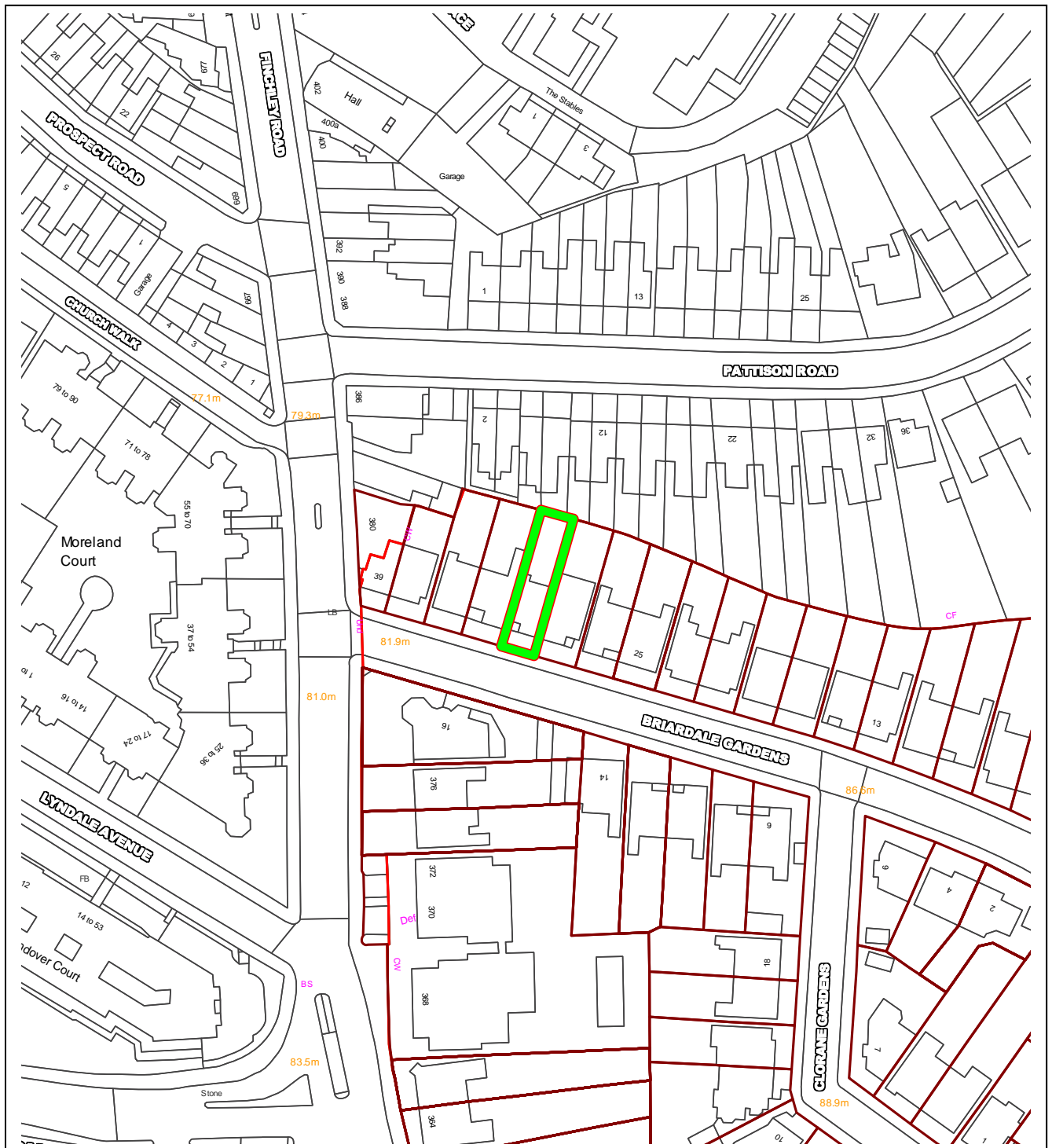


2016/6483/P - 31 Briardale Gardens, London, NW3 7PN



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Photo 1 (above): Rear elevation of 31 Briardale Gardens



Photo 2 (above): Rear elevations and roofscapes of Nos. 29 and 31 Briardale Gardens



Photo 3 (above): Rear elevations and roofscapes of Nos. 31 and 33 Briardale Gardens



Photo 4 (above): Rear roofscapes of Nos. 33 and 35 Briardale Gardens



Photo 5 (above): Relationship between No. 29 and No. 31 Briardale Gardens as viewed from rear garden



Photo 6 (above): Depth of existing single storey rear extension at No. 29 Briardale Gardens



Photo 7 (above): Relationship between No. 31 and No. 33 Briardale Gardens as viewed from rear garden



Photo 8 (above): Relationship between No. 31 and No. 33 Briardale Gardens as viewed from rear garden



Photo 9 (above): Depth of existing single storey rear extension at No. 33 Briardale Gardens along the boundary with No. 31



Photo 10 (above): Existing rear stairway at No. 33 Briardale Gardens leading to cellar door

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	10/02/2017
		N/A / attached		Consultation Expiry Date:	30/12/2016
Officer			Application Number		
Charlotte Meynell			2016/6483/P		
Application Address			Drawing Numbers		
31 Briardale Gardens London NW3 7PN			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Erection of single storey rear extension and installation of 1 x rear dormer window.					
Recommendation:		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	08	No. of objections	08
Summary of consultation responses:	<p>A site notice was displayed on 09/12/2016 expiring on 30/12/2016 and a press notice was displayed on 08/12/2016 expiring on 29/12/2016.</p> <p>In response to the original proposal, 3 objections were received from Nos. 8, 29 and 33 Briardale Gardens raising the following grounds:</p> <ul style="list-style-type: none">• Alterations to front windows and installation of a fanlight above front door should be refused as they are integral to appearance of houses on street and many are still original design (<i>the proposed alterations to the front fenestration have been removed from this application</i>);• The modern design of the proposed rear extension is not respectful or consistent with the style of the host building and extensions of neighbouring properties, and does not promote the distinctiveness of the local area. (<i>see paragraphs 3.5-3.13 of the report</i>);• Amount of glass proposed is not sustainable and is environmentally damaging. (<i>see paragraph 4.7 of the report</i>);• Light pollution and overlooking into living space by neighbours; the proximity and visibility of the glass roof panels on proposed rear extension will compromise use of balcony and bedroom windows at Nos. 29 and 33 Briardale Gardens and should be etched to avoid light trespass. (<i>see paragraphs 4.5-4.6 and 4.8-4.9 of the report</i>);• Light pollution from the proposed glazing to the rear extension will damage the habitat of local bats. (<i>see paragraphs 5.5-5.6 of the report</i>);• The plans do not clearly show what is changing and all changes should be clearly marked and the side elevation adjacent to No. 33 is not shown and it would appear that a window is being proposed. (<i>The submitted plans clearly show what development is proposed. There is no requirement for a side elevation to be provided, and the proposed floor plans show that no new side windows are proposed</i>);• The Design and Access Statement does not take into account the conservation area, local context or the style of neighbouring extensions. There is no explanation as to how the design style works with the host building. (<i>The Design and Access Statement is sufficiently detailed to address the context and provide justification for the development proposed</i>);• Plans include a drawing titled “Proposed basement” however the detail of the plans do not show a basement – agreement to these plans would constitute agreement to a basement without proper consultation or BIA. (<i>A basement is no longer proposed as part of this application. There is an existing cellar at the property and the existing and proposed basement plans show that there will be no change at this level</i>);• Final plans have still not been posted, this cannot be consistent with a proper consultation process – we are being asked to consult on proposals we have not yet seen. (<i>Amended plans and clarifications were requested as part of the application process, but as they do not propose more development then there was no requirement to formally re-consult on the proposals. However, neighbours can comment on all applications</i>			

<p>The Heath & Hampstead Society comments:</p>	<p><i>up until they are decided).</i></p> <ul style="list-style-type: none"> • Inadequate Aboricultural Assessment as the proposal includes excavating the garden level down by 0.6m which will have a more extensive impact on the Magnolia tree. <i>(see paragraphs 5.1-5.4 of the report).</i> <p>In response to the original proposal, the Heath and Hampstead Society objected on the following grounds:</p> <ul style="list-style-type: none"> • A Basement Impact Assessment (BIA) is required if a basement is proposed <i>(The proposed basement has been removed from this application);</i> • A Design and Access Statement is not available <i>(The Design and Access Statement was provided and available to view online from 02/12/2016);</i> • The proposed front rooflight is disproportionate and out-of-scale with the roof design <i>(The installation of a new front rooflight has been removed from this application);</i> • The glazing to the ground floor rear extension is designed with horizontal proportions, in conflict with those of the house; this is poor design and incompatible with the house's status as locally listed <i>(The property is not locally listed. See paragraphs 3.5-3.13 of the report).</i> <p>The Tree Officer of the Heath and Hampstead Society has also objected on the following grounds:</p> <ul style="list-style-type: none"> • The tree survey submitted is out of date and an up-to-date survey is needed; the trunk diameter of the magnolia tree in the rear garden could have increased and further extended the tree's root protection zone. <i>(see paragraphs 5.1-5.4 of the report);</i> • Works have been carried out to the magnolia tree since the tree survey in 2014 which have reduced canopy of tree; the canopy would need to be reduced further if extension built. <i>(see paragraphs 5.1-5.4 of the report).</i>
<p>Redington Frogna Association comments:</p>	<p>In response to the original proposal, the Redington Frogna Association objected on the following grounds:</p> <ul style="list-style-type: none"> • The inclusion of a rear roof light in the extension will shine artificial light directly into the rear garden tree corridor and disturb bats and bird life. Bats have been recorded commuting and foraging her. A recent bat report by The Ecology Network has been provided. <i>(see paragraphs 5.5-5.6 of the report);</i> • The proposed excavation of a basement and the lack of a BIA <i>(The proposed basement has been removed from this application);</i> • The proposed removal of the chimney; chimneys are a key feature of houses of this period and the streetscape. <i>(No chimneys are proposed to be removed as part of the proposal).</i> <p>The Redington Frogna Association also commented:</p> <ul style="list-style-type: none"> • The proposed basement is in very close proximity to the rear garden magnolia tree and they have concerns that this application may be followed by a notice of intent to fell, and would appreciate if the magnolia were to be covered by a TPO. <i>(see paragraphs 5.1-5.4 of the report);</i>

	<ul style="list-style-type: none"> • They would prefer the proposed rear extension design to be in a Quennell style rather than a modern addition which causes harm to the historic Quennell house. They consider that advice should be sought from Historic England. <i>(see paragraphs 3.5-3.13 of the report. The building is not listed and Historic England cannot be consulted on the application.);</i> • The specification for materials to be used for the windows and doors has not been provided. <i>(The proposed materials are included on the proposed plans and stated in the materials section of the application form).</i>
Redington Frogna Neighbourhood Forum comments:	<p>In response to the original proposal, the Redington Frogna Neighbourhood Forum objected on the following grounds:</p> <ul style="list-style-type: none"> • The Design and Access Statement does not adequately explain the design principles and concepts that have been applied and largely ignores the local context and contribution of 31 Briardale Gardens to the conservation area. <i>(The Design and Access Statement is sufficiently detailed to address the context and provide justification for the development proposed);</i> • The plans submitted are confusing and do not show exterior side elevations, which should be submitted. <i>(The submitted plans clearly show what development is proposed and there is no requirement for a side elevation to be provided);</i> • Proposed changes to front façade including the replacement of traditional windows will have a negative impact on the streetscene and the window type must be retained. <i>(Proposed alterations to the front fenestration have been removed from this application);</i> • The proposal does not provide any details as to how it will meet Camden's target of 10% of project costs being used for environmental improvements. The large amount of glass proposed will have a negative impact on the environment and should be reduced, and we would like to see more evidence of how insulation will be improved and how light spillage will be reduced. <i>(see paragraph 4.7 of the report);</i> • They endorse the comments of the Heath and Hampstead Society on the quality of the design and its incompatibility with the host building, and also with neighbouring extensions; the design fails to meet the requirements of CPG1 2.9 and does not respect the conservation area. <i>(see paragraphs 3.5-3.13 of the report).</i>
Protect Briardale comments:	<p>In response to the original proposal, the Protect Briardale objected on the following grounds:</p> <ul style="list-style-type: none"> • Object to proposed basement due to structural instability of site and history of failed BIAs for previous basement applications. <i>(The proposed basement has been removed from this application);</i> • No sign outside No. 31 informing neighbours of planning application. <i>(Site notices were erected outside No. 31 Briardale Gardens and outside No. 8 Pattison Road to the rear on 09/12/2016).</i>

Site Description

The subject site is a two storey semi-detached dwelling house located on the northern side of Briardale Gardens. Whilst the building is not listed, it is situated within the Redington Frogna Conservation Area and is identified as a building that makes a positive contribution to the character and appearance of the conservation area. The area is characterised by Arts and Crafts style semi-detached houses likely designed by the architect Charles Quennell. The site backs onto the rear gardens of Nos. 8 and 10 Pattison Road (LB Barnet), and is 2m narrower than either neighbouring site on Briardale Gardens. The site level of No. 33 is currently approximately 0.7m lower than the application site.

Relevant History

Application Site:

2016/6894/P – Certificate of Lawfulness (Proposed): Installation of 1 x front rooflight. **Approved 12/01/2017.**

2016/3403/T – Rear garden: 1x Magnolia (T1) -1m overall crown reduction but on property side of tree there will be a 2 m reduction. 1 x Eucalyptus (T2) - crown reduction to 2m above previous pruning points. **No objection to works to trees 23/08/2016.**

2014/3668/P – Erection of single storey ground floor rear extension, alterations and additions to existing window openings and installation of roof lights. **Granted 05/02/2016.**

2014/5117/P – Certificate of Lawfulness (Proposed): Excavation of single storey basement extension. **Refused 10/07/2015 for comprising major engineering works outside the scope of Class A of the GPDO.**

2005/0635/T – Rear garden: 1 x Magnolia - crown reduce 25%. **No objection to works to tree 21/03/2005.**

Neighbouring Sites:

33 Briardale Gardens:

2011/2535/P – Erection of a single storey rear extension, front infill extension and installation of timber doors and Juliette balcony at first floor rear elevation of existing dwelling (Class C3). **Granted 26/07/2011.**

Permission was granted for a full-width L-shaped rear extension measuring part 2.5m deep including a bay window, and part 6m deep from the principle rear wall of the dwelling. It replaced an original brick lean-to and later garden store, and an original bay window. The approved extension included three roof lights, which were omitted in construction.

29 Briardale Gardens:

There is planning history on this site c. 1938 for an unknown development at the rear of the dwelling. The property has a full-width 2.9m deep rear extension with a roof terrace.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

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 (2013)

Redington Froggnal Conservation Area Statement (RFCAS) (2000)

Assessment

1.0 Proposal

- 1.1 The applicant seeks permission for the replacement of the rear rooflight with a rear dormer window; and erection of single storey rear extension.
- 1.2 The dormer window would measure 1.6m in width, 1.9m in depth, 1.8m in height to the eaves and 2.7m in height to the top of the pitched roof. The dormer window would match the existing rear dormer window and would be set in at least 0.5m from the eaves, ridgeline and side boundary.
- 1.3 The proposed single storey rear extension would be full width (7.2m), with a depth of 3.3m, and would a height of 2.9m along the boundary with No. 33, and a maximum height of 3.7m to a flat roof. The height of the parapet wall would align with the flat roof height of No. 29, measuring 3.3m high. The floor level of the rear extension and the rear of the house would be lowered by 0.5m to the existing rear garden level. The rear of the extension would incorporate double glazed metal crittall style windows and two sets of doors, and a glazed panel which would wraparound onto the roof and adjoin the rooflights abutting the rear elevation of the main house. The development would involve the removal of the existing lean-to and bay window.
- 1.4 The plans were amended during the course of the application to omit the proposed excavation of a basement, installation of a front rooflight and alterations to the front windows.

2.0 Assessment

- 2.1 The main planning considerations in the assessment of this application are:
 - Design (the impact that the proposal has on the character of the host property as well as that of the wider Redington Froggnal Conservation Area);
 - Amenity (the impact of the proposal on the amenity of adjoining occupiers); and
 - Trees and Wildlife (the impact of the proposal on trees within and adjoining the application

site and wildlife in the surrounding area).

3.0 Design

- 3.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties, and the character and proportions of the existing building. Policy DP25 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 3.2 With regards to the roof alterations, CPG1 (Design) states that such works are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings.
- 3.3 Pairs of dormer windows are an established feature of the rear roof slopes of the neighbouring properties, including at No. 29, the semi-detached pair to No.31. The proposed rear dormer window would replace two existing rooflights and would match the existing rear dormer window in terms of size, design and materials.
- 3.4 The dormer window would be timber framed and the sides and roof would be covered with slates to match the existing roof. Within this context, the proposed dormer window is considered consistent in terms of detailed design, size and scale with existing alterations forming part of this terrace.
- 3.5 CPG1 (Design) paragraphs 4.10-4.15 states that extensions should be designed proportionally in relation to the existing buildings and groups of buildings and in particular should be secondary to the building being extended in terms of form, scale and proportions.
- 3.6 The houses in Briardale Gardens are identified in the Redington Froggnal Conservation Area Appraisal (RFCAS) as making a positive contribution to the conservation area. The works at the rear would not be visible from the public realm or the street scene along Briardale Gardens, which thereby limits the impact of the proposal on the character and appearance of the wider area. Nevertheless, the RFCAS notes that rear extensions can adversely affect the architectural integrity of a building and so prejudice the character of the conservation area; and therefore special attention needs to be paid to the impact of the proposed works on the character and appearance of the host building.
- 3.7 The RFCAS notes that rear extensions should normally be no more than one storey in height (RF23); and goes on to note that extensions should be in harmony with the historic pattern of extensions within the group of buildings. The acceptability of larger extensions will depend on the particular site and circumstances (RF24).
- 3.8 There have been a significant number of single storey rear extensions to the houses in Briardale Gardens, but there is no uniform style or pattern of development to which the proposed development could adhere. Both properties adjoining the application site have full-width single storey rear extensions with flat roofs, but these differ from one another significantly in form and appearance. The proposed extension would be of a simple design, built in brick to match the host building, with glazing to the rear fenestration and to parts of the flat roof. As such, the proposed extension would not appear incongruent with the varied pattern of development at the adjoining properties.
- 3.9 No. 29 has a 2.9m deep extension, and No. 33 (on a lower site level) has an L-shaped extension part 2.5m, part 6m deep. The application dwelling forms a pair with No. 29, and the proposed development would bring its rear elevation closer in line with No. 29, its parapet aligning in height with the adjoining flat roof, and its rear wall extending 0.4m deeper.

- 3.10 Permission was granted on 05/02/2016 under application 2014/3668/P for a single storey rear extension at the site of the same width, depth and height as currently proposed. The projecting rear bay window and lantern rooflight features approved as part of the previous application have been removed from this scheme, and the height has also been slightly reduced along the boundary with No. 33; this application is therefore slightly smaller in size and scale than the previously approved extension.
- 3.11 The proposed extension features a glazed panel within the flat roof which would adjoin the three rooflights proposed to the rear of the extension. The glazed panel would measure 1m wide to the rear elevation and the rear rooflight would have a depth of 0.6m, set in 0.8m from both side boundaries. Due to its limited depth and width, this architectural feature would not dominate the proposed extension, nor would it detract from the design as a whole.
- 3.12 It is noted that single storey rear extensions can normally be constructed within conservation areas under permitted development rights, as they are unlikely to impact on or be visible from the public realm, which the conservation area designation aims to protect. Permitted development rights have not been withdrawn for the application property through an Article 4 Direction or a planning condition. It is therefore a material consideration that the applicants could construct a single storey rear extension or glazed conservatory 3m deep and 4m high without the need for formal planning permission. An eaves height of 3m on the boundary would be allowed, with further allowance for a parapet wall above the eaves height. There would be no restriction on the number or size of roof lights, the amount of glazing in a conservatory, or the style or appearance of the doors and windows.
- 3.13 By virtue of its form, scale, detailing and proportions, the proposed rear extension would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Redington Frogna Conservation Area.

4.0 Amenity

- 4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.
- 4.2 The positioning of the proposed rear dormer window on the roof slope and the presence of the existing rear dormer would ensure that the proposed rear dormer window would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.
- 4.3 Both neighbouring properties currently benefit from single storey rear extensions. No. 29, the semi-detached pair to No. 31, has a full-width extension with a roof terrace measuring 2.9m deep and 3.3m high, with an additional 1m balustrade around the top. The extension would extend a modest 0.4m beyond No. 29's existing extension and would not have an overbearing impact on the ground floor windows or rear garden of No. 29. The height of the proposed parapet would be the same height as No. 29's existing extension, at 3.3m.
- 4.4 No. 33 has an L-shaped extension with its longest side a distance of 0.78m from the boundary of the application site at a length of 6m. The proposed development at No. 31 would be 2.9m shorter than the extension at No. 33 and as such would not be visible at ground floor level.
- 4.5 The ground level of No. 33 is approximately 0.7m lower than the application site, and the proposed 2.9m high parapet along this boundary would be level with the height of the rear extension at No. 33. The proposed wraparound glazed rooflight feature would be set in 0.8m from the side boundary with No. 33, and would rise to 3.6m in height. It is noted that the bedroom window of No. 33 has been enlarged and replaced with French doors. The proposed extension would be visible from the Juliet balcony, but due to the angle of vision and limited

height and depth, it would not have a significant impact on residential amenity within the room. There would be no material loss of light, and the flat roof would have less impact than a 4m high mono-pitch roof that could be constructed under permitted development rights.

- 4.6 Objections have been raised to the proposed glazing in the roof of the extension, relating to the light spill into adjoining bedrooms, and allowing neighbours to overlook the occupants. The rooflights and wraparound glazed panel would be set in 0.8m from both boundaries, and set in 1.5m from the flank elevation of No.33, therefore the glazing would not be intrusive to the residential amenity of the adjoining neighbours in terms of light spillage. As previously noted, rooflights within a conservation area fall outside of planning controls, and the applicants would not need formal planning permission to install rooflights. A conservatory would have significantly more glazing, and could be constructed under the applicants' permitted development rights. The ability of adjoining neighbours to overlook the application site is not considered a ground on which to refuse this application.
- 4.7 Objections have been raised to the sustainability of the proposed rear extension. As the application is for extensions to an existing house only, details of the sustainability of the design and materials are not required at planning stage. Insulation and the glazing specification fall under building regulations rather than planning.
- 4.8 The permitted development rights of the application property are a material consideration in the assessment of the development being proposed. The site is within a conservation area, in which permitted development rights for single storey rear extensions exist. Permitted development rights have not been withdrawn through an Article 4 direction or other mechanism. It would therefore be possible for the applicant to construct an extension measuring 3m deep on the boundary, 3m high at the eaves, and a maximum of 4m high.
- 4.9 For the reasons stated above, it is not considered that the proposed rear extension would give rise to material harm to the residential amenity of the adjoining occupiers.

5.0 Trees and Wildlife

- 5.1 Policy CS15 states that the Council will protect and improve sites of nature conservation and biodiversity by numerous methods including protecting trees and promoting the provision of new trees and vegetation including additional street trees.
- 5.2 The garden of No. 31 Briardale Gardens contains a mature Magnolia tree that sits adjacent to the shared boundary with No. 29. The tree is small with local amenity value but little or no visibility from the public realm and wider conservation area. The applicant has submitted an arboricultural report to accompany the application. Whilst this report relates to the previous scheme at the site approved under application reference 2014/3668/P on 05/02/2016, the consultant who prepared the report has submitted a cover letter dated 17/01/2017 to confirm that the conclusions from the previous report still stand.
- 5.3 The consultant states that pruning works to bring the canopy of the Magnolia back from the rear elevation will not affect the long term health or stability of the tree. The consultant also states that the removal of the bay window feature from this proposal negates the need for the foundation excavations in this area, which would reduce the impact on the Root Protection Area of the Magnolia tree, and as Magnolia is a slow growing species, 24 months growth would not have increased the girth of the tree to such a degree so as to influence the size of the Root Protection Area. The Council's tree officer has assessed the submitted tree report, and the development is considered to have an acceptable relationship with the Magnolia tree, subject to compliance with the submitted Tree Protection Plan, which will be secured by a condition attached to the decision.
- 5.4 The trial pits undertaken by the arboriculturalist are considered to demonstrate that there are no significant roots (those over 25mm in diameter in line with BS5937:2012 – "Trees in relation to design, demolition and construction") in the line of the proposed excavation. As such, the

arboricultural report is considered to demonstrate that T1 will not be adversely affected by the proposed excavation. The proposed ground protection, the stem protection and the method statement in the arboricultural report are considered to demonstrate that T1 will be adequately protected. The report has recommended tree protection measures during construction works and this shall be secured by condition of consent. The extent of pruning of the Magnolia will be agreed on site by the Council's tree officer.

- 5.5 Objections have been raised to the potential impacts of the roof glazing to impact on the local bat population. The Council's Nature Conservation Officer has been consulted in relation to the scheme. The site does not fall within an area designated for its biodiversity value, such as an SSSI, SNCI, LNR or habitat corridor or Site of Metropolitan Importance and the Blue Ribbon Network (London Plan). As such, there is no local requirement for the applicant to submit a biodiversity survey and report. Bat activity has been recorded in the area by the local environmental records centre and in a 2016 study by The Ecology Network commissioned by the Redington Frogna! Association; but, small-scale domestic development in a built-up residential area, even where protected species are present, would not normally trigger a requirement for additional surveys.
- 5.6 The installation of glazing, or the construction of a glazed extension, could be carried out without the need for formal planning permission in this area. Minor domestic light fittings, either internal or external, are not subject to planning controls. Given the above, there would be no reasonable justification for a refusal of the development based on the area of glazing proposed within the roof. An informative relating to protected species will be added to the draft decision notice.

6.0 Recommendation

- 6.1 Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th February 2017, 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 and search for 'Members Briefing'.

Mr William McGuinness
UV Architects
Unit F, Flat Iron Yard
14 Ayres Street
SE1 1ES

Application Ref: **2016/6483/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

24 January 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**31 Briardale Gardens
London
NW3 7PN**

DECISION

Proposal: Erection of single storey rear extension and installation of 1 x rear dormer window.

Drawing Nos: AL(00)001D; EX(00)000; EX(00)001; EX(00)002; EX(00)003 Rev. A; Design and Access Statement; Tree Report; Tree Protection Plan (13/01/2016); Letter from Advanced Tree Services Limited (17/01/2017).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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).

Executive Director Supporting Communities



- 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 policies 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 AL(00)001D; EX(00)000; EX(00)001; EX(00)002; EX(00)003 Rev. A; Design and Access Statement; Tree Report; Tree Protection Plan (13/01/2016); Letter from Advanced Tree Services Limited (17/01/2017).

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

- 4 Prior to commencement of works on site, the tree protection measures detailed in the approved documents shall be installed in line with BS5837:2012. 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. A pre-commencement site meeting shall be undertaken with the applicants arboricultural consultant, the tree contractor, the site manager and the LPA tree officer to establish the extent of any pruning of T1 that is required and to agree on any other finer points of detail that may be required prior to works commencing.

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.

Informatives:

- 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 The applicant is advised to refer to the Bat Conservation Trust Interim Guidance on artificial lighting and wildlife (www.bats.org.uk).

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

DRAFT

DECISION