

Ms Ana Mercedes Hopkirk
THiiiNK! Design
Cumberland Lodge
17 Grove Crescent
Kingston upon Thames
KT1 2DD

Application Ref: **2016/5189/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

20 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 1

14 Ferncroft Avenue

London

NW3 7PH

Proposal: Various external alterations including erection of a single storey rear extension and replacement of existing 'link' side extension with a new glazed addition.

Drawing Nos: E-PP 01/09; E-PP 02/09; E-PP 03/09; E-PP 04/09; E-PP 05/09; E-PP 06/09; E-PP 07/09; E-PP 08/09; E-PP 09/09; P-PP 01/09; P-PP 02/09; P-PP 03/09; P-PP 04/09; P-PP 05/09; P-PP 06/09; P-PP 07/09; P-PP 08/09; P-PP 09/09.

The Council has considered your application and decided to grant permission subject to the following conditions:

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).



- 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: E-PP 01/09; E-PP 02/09; E-PP 03/09; E-PP 04/09; E-PP 05/09; E-PP 06/09; E-PP 07/09; E-PP 08/09; E-PP 09/09; P-PP 01/09; P-PP 02/09; P-PP 03/09; P-PP 04/09; P-PP 05/09; P-PP 06/09; P-PP 07/09; P-PP 08/09; P-PP 09/09.

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

- 4 Detailed elevation and section drawings of the glazing structure at a scale of 1:10 shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include:
- scaled plans showing all existing and proposed vegetation and landscape features including a survey of existing trees
 - a schedule detailing species, sizes, and planting densities location, type and materials to be used for hard landscaping and boundary treatments
 - specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.
 - details of any proposed earthworks including grading, mounding and other changes in ground levels.
 - a management plan including an initial scheme of maintenance

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity

in the scheme in accordance with the requirements of policy CS14, CS15 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.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 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.

- 7 Prior to commencement of the relevant parts of the works a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The approved panel shall be retained on site until the relevant work has been completed.

The development shall be carried out in accordance with the approval given.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed extensions are considered subordinate to the original building in terms of their height and width and respect the existing pattern of development within Ferncroft Avenue. The proposed extension would be constructed from a mix of traditional and modern materials including, London stock brick and glazing/aluminium framed sliding doors. The brickwork would reflect the finish elsewhere on the property, whilst the glazing/sliding doors would give the extensions a modern, lightweight appearance and by virtue of their location at ground floor level would not detract from the Redington and Frogna Conservation Area. The extensions would also allow for the retention of a significant proportion of the rear garden/amenity space.

The proposed side and rear extensions would not cause a loss of amenity to no. 16 with regard to sunlight, daylight, outlook, privacy/overlooking or sense of enclosure, by virtue of the existing 4 metre high party wall along the application sites south east boundary. Similarly the works would not impact upon the amenity of the neighbouring occupier at No. 12 as the proposed side extension would be set back from the north west boundary by 5.4 metres.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013; and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohns Netherhall Conservation Area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

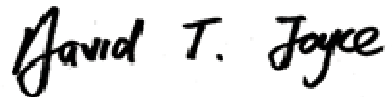
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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