

Mrs Alexandra Lamboura
ADA Architectural Design Ltd.
Unit 2
Breasy Place
Burroughs Gardens
Hendon
London
NW4 4AT

Application Ref: **2016/6953/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Inverforth Close
London
NW3 7EX

Proposal:
Alterations to dwelling (C3) comprising replacement roof including new dormer windows and roof terrace to facilitate loft conversion, conversion of garage into habitable room and erection of a porch and no.2 front bays at ground floor level.

Drawing Nos: PL01, PL02, PL03A, PL04A, PL05A, PL06, PL07A, PL08, PL09A, PL10A, PL11; Arboricultural Impact Assessment Method Statement (BS5837-2012); Design and Access Statement dated Nov 2016; Daylight / Sunlight Assessment dated 05/01/17

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: PL01, PL02, PL03A, PL04A, PL05A, PL06, PL07A, PL08, PL09A, PL10A, PL11; Arboricultural Impact Assessment Method Statement (BS5837-2012); Design and Access Statement dated Nov 2016; Daylight / Sunlight Assessment dated 05/01/17

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, 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) Manufacturer's specification details of proposed roof tiles and privacy screening to roof terrace (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);

b) Detailed plans including sections and elevations at 1:10 of privacy screening to the roof terrace;

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 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 The use of the roof terrace shall not commence until the privacy screen and planter, as shown on the approved drawings, have been installed. The screening shall be permanently retained thereafter.

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.

- 6 Prior to the occupation of the first floor, the glazing to the first floor Northern dormer window facing towards no.8 Inverforth shall be obscured. The obscure glazing shall be permanently retained thereafter.

Reason: In order to prevent overlooking of the neighbouring occupiers 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.

- 7 Prior to commencement of any works on site, details shall be submitted to and approved by the Council to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in 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.

Reason: To ensure that the Council may be satisfied 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.

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 In good time, prior to the start of construction (or if appropriate, demolition) on site,

the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 4 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 5 Please note that a number of mature trees situated near to the dwelling are protected by virtue of their location within a conservation area. This permission infers no right for trees outside of the application site to be lopped, topped or felled without the prior consent of the Local Authority except as specifically indicated within the approved plans. Further advice on this aspect may be obtained from the Tree Preservation Officer. (Tel: 020-7974 5939)
- 6 Reasons for granting permission.

The proposed works would result in a volumetric uplift of 14% above existing. Due to the design of the massing added and the limited uplift, the extensions would remain proportionate to the host dwelling and it is not considered that the works would impact upon the openness of the Metropolitan Open Land, remaining in accordance with para 89 of the NPPF.

The proposed roof is considered to be appropriate by virtue of the surrounding roofscape and context, as well as its scale and design. The existing property is considerably lower than others within the close and the proposal would realign the dwelling with the rest of the close in terms of its scale and appearance, further unifying the group character of the close. Within Inverforth Close, a number of properties feature dormer windows of similar size and design and the overall roof form would not be considered to appear cluttered. The proposed bays would replicate the existing features and would add to the elevational composition. The proposed roof terrace forms an integral element within the design and would not appear dominant within the roof. The proposed materials are appropriate for the context however to be sure that the roof tile applied is sympathetic to the CA, a condition for submission of details is included. Overall the proposed extensions are considered to be acceptable in terms of impacts upon the character of the host dwelling and local area. The development is considered to preserve the character and appearance of the conservation area.

The proposal would increase the roof ridge line by approximately 0.7m and increase its overall massing. Despite this, due to the siting of the property, its orientation compared to and distance from surrounding dwellings as well as the design and scale of the proposed extensions, the development is not considered to lead to a loss of light or outlook to any neighbouring resident to a level of detriment.

The roof terrace would be screened along its Southern edge (height of 1.8m) and feature a planter to provide natural screening. These elements would obscure views looking south into the neighbouring garden of no.2. No.4 features a front bay window at first floor level however due to the angle between the terrace and this window as well as its design, users of the terrace would not be afforded direct views into this window. The proposed Northern dormer would oppose a first floor habitable room at no.8. In order to ensure that users are not afforded views across into no.8, a condition is recommended that this window shall be obscure glazed. Subject to these conditions it is not considered that the development would cause a loss of privacy to any neighbouring resident. Due to its size and use as a single family dwelling, the development would not lead to a significant impact in terms of artificial light or noise.

The submitted arboricultural report has been reviewed by the Council's Trees officers and is found to be acceptable however a condition is recommended for the submission of tree protection measures for construction.

The site's planning history was taken into account. One objection and one comment were received and were duly taken into consideration when forming this decision. 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 Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local development Framework Core Strategy, and policies DP24, DP25 and DP26 of the LDF Development Policies. The development also accords the London Plan 2016 and the NPPF 2012.

- 7 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 8 With regard to condition 7 (Tree Protection measures), please note that such details shall follow guidelines and standards set out in BS5837:2012 and should include:
 - a tree protection plan (TPP) showing the location and nature of tree protection measures
 - appropriate working processes in the vicinity of trees
 - details of an auditable system of site monitoring
 - details, including dimensions and levels, of service trenches and other excavations on site (if necessary) in so far as these items may affect trees on or

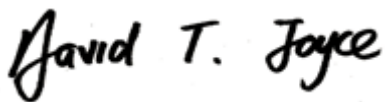
adjoining the site

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 style with a large initial 'D'.

David Joyce
Director of Planning and Regeneration