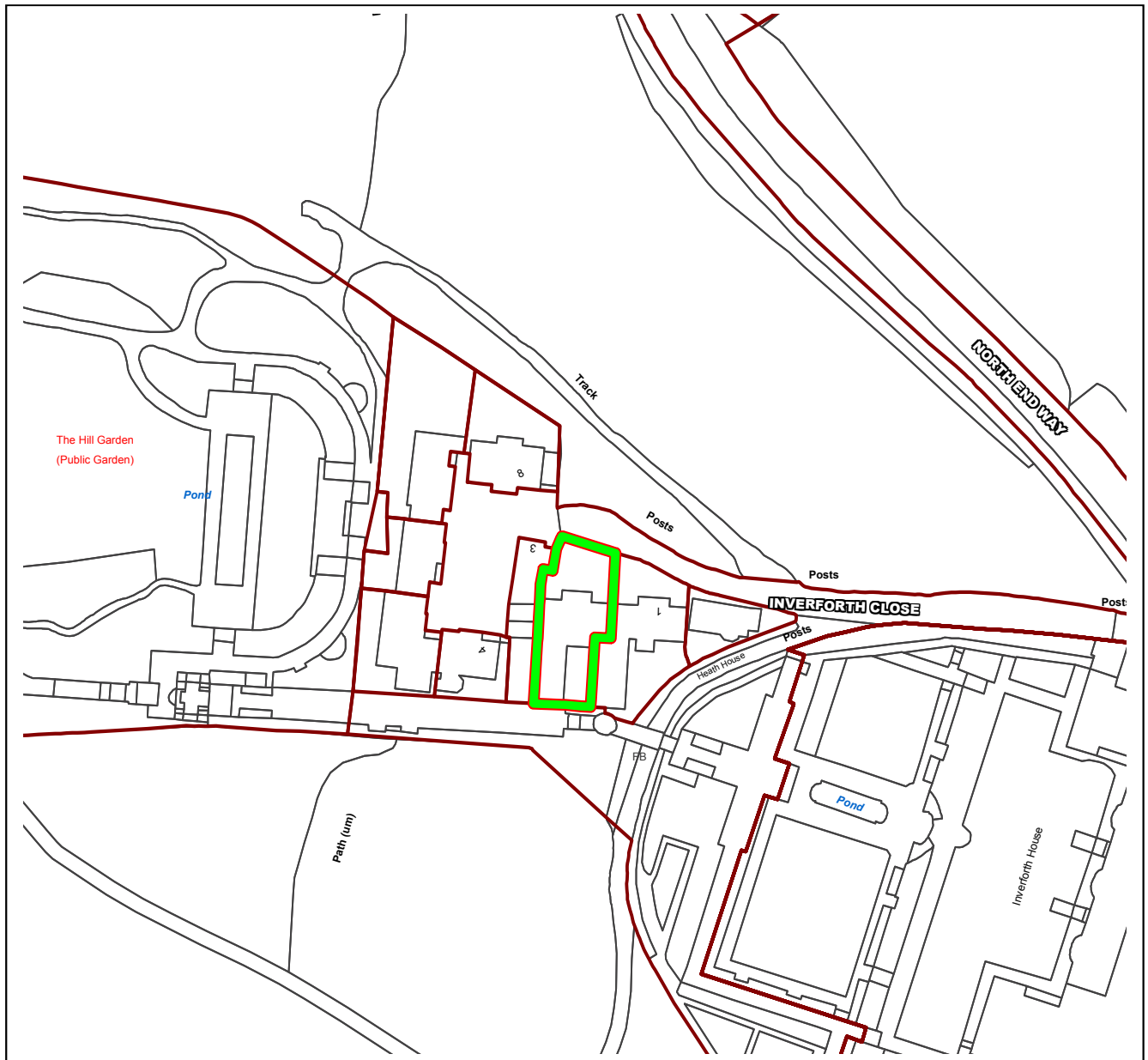


2 Inverforth Close, London, NW3 7EX

2016/6994/P



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2 Inverforth Close, London, NW3 7EX

Site Photographs:

(1) Aerial photo 1 (from the North)



(2) Aerial photo 2 (from the South)



- (3) Front elevation #1
- (4) Front elevation #2



- (5) Front elevation / view to no.1
- (6) Front access from private drive



- (7) Existing garden side elevation



- (8) Existing garden / view to no.3
- (9) View to no.4 from garden



(10) *Internal courtyard #1*
(11) *Internal courtyard #2*



(12) *Existing rear roof form #1*
(13) *Existing rear roof form #2*



(14) *Obscured view from adjacent pagoda structure*



(15) *Obscured view from adjacent gardens*



(16) *View of opposing fenestrations at no.4*

(17) *Front elevation of no.4*



Delegated Report		Analysis sheet		Expiry Date:		14/02/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		26/01/2017	
Officer				Application Number(s)			
John Diver				2016/6994/P			
Application Address				Drawing Numbers			
2 Inverforth Close London NW3 7EX				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to dwellinghouse (C3) including: erection of roof extensions; single storey rear extension; replacement ground floor fenestrations; installation of roof lights; replacement front doors and refuse enclosure; and re-landscaping of rear gardens.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Summary of consultation:		Site notices were displayed near to the site on the 05/01/2017 (consultation end date 26/01/2017). The development was also advertised in the local press on the 05/01/2017 (consultation end date 26/01/2017).					
Adjoining Occupiers:		No. of responses		02		No. of objections	
						02	
Summary of consultation responses:		Letters of objection have been received on behalf of a couple who own both nos.3 and 4 Inverforth Close. Their objection comments can be described as follows: (1) Development would lead to a loss of light (2) Development would lead to a loss of privacy into adjacent properties Officer's response: (1) Please see paras.3.20-3.21.					

	<p>(2) Please see para.3.22 . In terms of the impact upon an approved terrace and upper floor South facing fenestration at no.3; these elements enjoy only extant permission which have not been implemented, therefore only limited weight can be apportioned in this instance .Notwithstanding this, even if both elements were to be constructed on adjoining properties, due to the varying heights and the very oblique angle between these two elements (maximum of 30 degrees) it is not considered that the proposed dormer would cause a loss of privacy into the upper floor windows at approved at no.3.</p>
<p>Hampstead CAAC</p>	<p>One letter of comment has been received on behalf of the Hampstead CAAC (received prior to the submission of revisions to the scheme). Their comments raised can be described as follows (<i>Please note that these comments were received prior to the submission of revisions</i>):</p> <ol style="list-style-type: none"> (1) Objects to the proposed glazed areas (2) Objects to the dormer in the smaller roof which has an awkward relation to the flat roof area. (3) Request for amendments to better relate this house to others in the group. <p>Officer's response:</p> <ol style="list-style-type: none"> (1) Please see paras. 3.12 – 3.14. (2) Please see paras. 3.8 – 3.11 (3) Please see paras. 2.1 – 2.3 <p>- Although a second comment has not been received from the CAAC following the submission of revisions/request for further comment, officers are of the opinion that the changes made to the scheme have acted to address points 2 & 3 of the above raised comments.</p>
<p>London Parks & Gardens Trust (LPGT):</p>	<p>A consultation response was received on behalf of the LPGT. The LPGT comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Scheme significant improvement from withdrawn scheme (2016/4036/P) which lacked essential information about these significant heritage assets • No objection to proposed works

Site Description

The application site relates to a semi-detached, single family bungalow property located within Inverforth Close; a private cul-de-sac with restricted access off North End Way. The dwelling is of red brick and ceramic tiled roof which is characteristic for the local area. Following the installation of a side/rear dormer window, nos.1 and 2 also feature habitable rooms at first floor level. The pair of semi-detached dwellings were designed with a symmetrical appearance to the front, however successive developments to the rear has disrupted this symmetry.

The Close is immediately adjacent to the Hampstead Heath and the entirety of the Close remains designated as Metropolitan Open Land from prior to the development of the Close. Immediately to the south of the site lies Inverforth House, a large listed mansion of c.1906 with its landscaped hill gardens and pergola (listed structure). The rear garden wall of the application property backed on to this listed structure. The application property itself is not listed, but the site is located within the Hampstead Conservation Area. The Hampstead Conservation Area Statement (2001) does not make special mention of the property or consider that it makes a positive contribution to the character of the conservation area, although it does state that properties as a group within the Close form the backdrop to the adjacent designated Private Open Space and Garden of Special Historic Interest (Hill Gardens); listed structure (Inverforth Pergola) and Metropolitan Open Land (Hampstead Heath).

Relevant History

The following history is relevant to this assessment:

No.1 Inverforth Close (adjoining semi-detached dwelling)

2013/4770/P – Planning permission was granted on the 27/09/2013 for the '*Enlargement of rear dormer at first floor, bricking up entrance door, and installation of new front door and step on side elevation to existing dwelling*'.

No.2 Inverforth (application property)

PWX0103540 – Planning permission was granted on the 22/04/2002 for the '*Erection of rear 1st floor roof extension and rooflight*'.

2004/2702/P – Planning permission was granted on the 22/09/2004 for the '*Erection of a first floor rear roof extension with 4x rooflights and an external balcony to provide additional habitable floor space for a single family dwelling house*'.

2016/4036/P – An application for the '*Demolition of single storey rear extension, erection of single storey rear extension with accommodation within roof space with dormers extending from the existing main roof, with a terrace off bedroom 1, together with alterations to entrance doors and new utility area for refuse, bicycles and garden tool storage*' was withdrawn on the 31/10/2016.

No.3 Inverforth Close (adjacent property)

2016/6953/P – Planning permission was granted on the 02/03/2017 for the '*Alterations to dwelling 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*'.

No.4 Inverforth Close (adjacent property)

2006/1078/P – Planning permission was granted on the 08/05/2006 for the '*Enlargement of rear dormer window to single family dwellinghouse*'.

2009/2027/P – Planning permission was granted on the 07/07/2009 for the '*Alterations at roof level including erection of a new dormer window to the front and an enlarged rear dormer to the*

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS14 Promoting high quality places and conserving our heritage

- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration

Camden Planning Guidance

- CPG 1 – Design (2015)
- CPG 6 – Amenity (2011)

Hampstead Conservation Area Statement (2001)

Emerging Policy:

Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

- Policy A1 Managing the impact of development
- Policy A3 Protection, enhancement and management of biodiversity
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy D2 Heritage

Assessment

1. The proposal

- 1.1. Planning permission is sought for the erection of roof extensions, a single storey rear extension; replacement ground floor fenestrations; installation of roof lights; replacement front doors and refuse enclosure; and re-landscaping of rear gardens.
- 1.2. It is proposed for the main roof of the dwelling to be extended rearwards, projecting above an existing single storey rear element with a hipped end to form a U shaped roof form to mirror that of the opposing side and to enclose the inner courtyard of the dwelling. On the outer face of this roof form, no.1 dormer window would be installed with a width of 2.6m and a height of 1.5m. On the inner face, the existing flat roofed rear dormer window would be increased in depth from 2.2m to 4.7m beyond the main rear roof slope. In the same way that the existing flat roofed dormer window warps around to the side slope of no.1 Inverforth Close; it is proposed for this to be mirrored on the opposing roofslope with a depth to match. All proposed dormer windows would be clad in hanging tiles to match the main roof. It is also proposed for no.6 rooflights to be installed within the tiled roof of the dwelling and no.1 rooflight to be installed within the flat room of the proposed rear dormer.
- 1.3. At ground floor level a single storey glazed rear projection is proposed within the inner courtyard with a depth of 1.8m and a maximum height of 3.4m. The fenestrations on either side of the existing rear projection are also proposed to be replaced at ground floor level. This would include the removal of the existing timber windows and door and the installation of larger, metal framed fenestrations. The scheme would also include the erection of a replacement refuse and cycle store within the front driveway, adjacent to the party wall with no.3.

2. Revisions

- 2.1. As outlined in the site history section of the report, this application represents a resubmission of a similar application (2016/4036/P) which was withdrawn after it was advised that the scheme was unacceptable due to its scale, insensitive design and impact upon the host dwelling, conservation area and the setting of the adjacent listed structure.
- 2.2. Following an preliminary review of the scheme initially resubmitted as part of this application, the applicant was notified that the proposal remained unacceptable for the following reason:
 - The overall scale proposed would not be considered to remain proportionate to the host dwelling, effecting the openness of the metropolitan open land;
 - The initially proposed roof extensions were considered to be of a scale and design which would have overwhelmed the host dwelling and would have further unbalanced the pair of dwellings; and
 - The number of dormer windows proposed on the outer roof face would have formed a clutter roof.
- 2.3. In response, the applicant submitted a revised scheme which was informed by discussions with conservation and design officer. The hereby proposed scheme included the following alterations to that which was originally submitted as part of this application:
 - The depth of the inner dormer window was reduced to mirror that on the opposing roof slope at no.1 (reduction of 2.7m);
 - Removal of one out of the two dormer windows proposed to the outer roof face;
 - Installation of no.3 additional rooflights to maintain daylight into internal spaces following the above alterations.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
 - Principal of extensions within Metropolitan Open Land;
 - The visual impact upon the character and appearance of the host property, streetscene, local area and the Hampstead Conservation Area (Design and Conservation)

- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

Principle of extensions within Metropolitan Open Land

- 3.2. Land designated as Metropolitan Open land (MOL) is afforded the same protected status under planning assessments as that designated as 'Green Belt' land. Policy 7.17 of the London Plan states that "*The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt*". As such the guidance of paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL).
- 3.3. Paragraph 89 of the NPPF states that all extensions to properties within MOL land should be regarded as inappropriate unless it is demonstrated that the proposed extension "*does not result in disproportionate addition*" to the host dwelling, maintains the 'openness' of the MOL and does not conflict with the purposes of including the land in MOL. In this instance it is likely that the MOL designation was made prior to the development of the Close when it was still a part of the hospital site, explaining its somewhat unusual designation.
- 3.4. The definition of what constitutes a 'proportionate' addition is not included within legislation and as such must be determined on a case by case basis. A determination of proportionality is also dependant on a number of factors including the size, layout and siting of the existing property as well as the design of the proposed extension; however the proposed uplift in floor area or volume is a well-established measure for this assessment.
- 3.5. The proposed extensions would result in a volumetric uplift of 19% (173m³) above the existing property. In terms of floor area, the footprint of the dwelling would be increased by 8% (16sqm) and the Gross Internal Area of the dwelling would be increased by 19.7% (52sqm) as a result of the proposed works. These calculated figures would indicate that the proposed additions would remain proportionate and remain within the range previously considered 'proportionate' in similar previous cases determined within the Borough; however, consideration must also be given to the design and siting of the proposal in terms of its impacts upon the openness of the MOL.
- 3.6. As the majority of the extensions would be to inner roof faces of the courtyard and would be set within the same roof slope and ridge height as existing, it is not considered that any views from or towards the more open areas of MOL adjacent to the site would be impacted upon or that the general feeling of openness within the local area would be reduced. Views from within the close would not be negatively impacts as a result of the additional pitched roof as at present no views are already afforded across the site into the adjacent gardens. Considering that the uplift calculations indicate a proportionate relationship and the massing and siting would not impact upon views to the adjacent Open Land, the proposed extensions are considered acceptable in principle in this instance.

Design and Conservation

- 3.7. 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 neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Roof extensions

- 3.8. CPG1 design guidance recommends that alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form; should not be introduced into shallow roofs; disrupt an unbroken roofscape; should maintain adequate roof slope to maintain projection

into the roofline; and should utilise materials which are complementary to the host building and local area.

- 3.9. The proposed continuation of the hipped roof above the existing flat roofed rear projection and internal wrap around dormer would help to further balance the pair of dwellings by maintaining the same projections to both the rear hipped forms as well as the dormer window to the inner face of the courtyard. The scale of the inner/rear dormer would not meet the criteria set out in CPG1 and is generally larger than that which would be usually found to be acceptable; however, in this case this addition would not be visible in public or private views and would help to re-balance to roof form of the two dwellings, improving the existing situation and would remain highly concealed from view. Considering the existing situation, on balance it is not considered that the proposed internal dormer windows would negatively impact upon the character of the host dwelling or pair of dwellings, with views of this element only currently possible from within the site itself (please see photos 10-13).
- 3.10. From within the Close, only the outer dormer window as well as the projecting dual pitched roof would be visible. These elements are considered to remain visually in keeping with the local area and would not harm the overall character of the host dwelling or pair of dwellings due to their scale, design and materiality. This dormer window would appear as a subordinate addition within the newly formed roof slope and would be sited in a manner which would not cause disruption to the roofline of the local area. This outer dormer window would comply with the criteria set out in CPG1 and is appropriated set in from all roof edges. In order to ensure that the roof tile proposed for the roof extension and dormer cheeks is appropriately matched to that of the existing roof / the surrounding properties, a condition is recommended for the submission of details of this material. Subject to this detailing, it is considered that the works would preserve the character of the Hampstead Conservation area.
- 3.11. At present, no part of the dwelling is visible from the adjacent listed pergola structure due to the dense shrubbery which is maintained along this boundary (please see photo 14). If this shrubbery were to be removed (which would not require express permission from the Council and therefore cannot be controlled) the proposed roof form would be visible from certain views. As the existing roof form is highly disjointed, with fragmented forms and contrasting facing materials, the proposed works would help to rationalise this situation by restoring visual balance and maintaining a simpler materials palette. As such even if the existing shrubbery were to be removed along the adjacent pergola structure, it is not considered that the proposed development would cause any negative impact upon the setting of this listed structure and would enhance the character of the conservation area by creating a more coherent group and roofline as a backdrop to the conservation area, MOL and protected gardens. It is therefore not considered that the proposed development would cause a negative impact upon the setting of the adjacent listed structure or protected garden.

Ground floor level alterations / extension

- 3.12. With regard to rear extensions, CGP1 guidance states that rear extensions should remain secondary to the host building, respect the proportions and design of the host dwelling; and allow for the retention of a reasonable sized garden. The guidance also advises that alterations should always take into account the character and design of the property and its surroundings; that a harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building but that in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.
- 3.13. Due to the highly enclosed nature of the plot, at ground floor level all proposed ground floor works within the rear courtyard area would not be visible from outside of the application site, even if the shrubbery were to be removed from the adjacent boundary wall. As such the proposed single storey glazed extension, new fenestrations facing into the courtyard as well as re-landscaped garden would not be visible from outside the dwelling and would not cause any detrimental impact upon the character and appearance of the local area or the wider conservation area. These proposed alterations are also not considered to cause harm to the character of the host dwelling, with the proposed fenestrations replacing existing large areas of glazing (please see photos 10 & 11) and using a material which would attractively contrast with the masonry of the dwelling and the rear extension being of a scale and design which would remain secondary to the host building and respect its proportions. The single storey rear extension would have a modest area (approx.10sqm) which would retain the vast majority (92%) of the existing rear outdoor amenity space. As

such no objection is raised to these proposed works.

- 3.14. The proposed alterations to fenestrations within the garden side elevation and re-landscaping of the garden area would similarly be totally concealed from any public view, however, views of this part of the site would be afforded from one private view (from upper floor side windows of no.4 Inverforth Close). Notwithstanding this it is not considered that the proposed changes to this part of the property would appear incongruous within the views afforded due to the aforementioned appropriate contrast in terms of materials and the fact that this elevation already contains three large windows and two sets of doors (please see photo 7). The proposed garden re-landscaping would increase the area of soft landscaping and as such is considered appropriate.
- 3.15. To the front of the site, the proposed alterations to fenestrations and doors (garage, front and side doors) are generally considered to be acceptable however in order to ensure that the replacement panels for the former garage door are visually sensitive to that of no.1 and do not disrupt the balance of the pair, a condition is recommended for the submission of fully detailed drawings of this proposed element. An existing wooden shed to the front of the dwelling is also proposed to be removed and replaced with a hardwood refuse and cycle store with a height of 1.3m and depth of 0.9m. Whilst the principle and suggested materials are considered acceptable, a condition is also recommended for the submission of full details of this element considering that it would be visible from within the shared driveway into the Close.
- 3.16. Overall both conservation and planning officers are now satisfied that the revised scheme has been sensitively designed to ensure that the character and appearance of the host dwelling, pair of dwellings as well as the Close and wider Conservation Area would be preserved and enhanced by virtue of the more rationalised roofscape and sympathetic appearance from outside of the site.

Trees

- 3.17. Both within as well as adjacent to the application site are a number of large mature trees which are subject to Tree Preservation Orders or are otherwise afforded protection by virtue of their siting within a conservation area. A number of these trees are particularly good quality specimens which contribute to the open and green character of the MOL land. As demonstrated by the submitted Arboricultural report, the proposed works would not include any development within the Root Protection Areas of any of these mature trees and would not require any works. The proposal would involve the removal of one small cherry tree from the front of the site, however, this tree is ornamental and young and its removal is not objectionable. All other surrounding trees would be retained and protected during the course of the proposed works. Having reviewed the submitted report with the Council's Tree Officers have confirmed that they are satisfied with the proposal, however, in order to be sure that the implementation of these works are carried out in accordance with the recommendations of this report and that any potential impact upon these trees are fully mitigated against, a condition is recommended for the submission of full details of Tree Protection Measures to be implemented during construction for approval. Subject to the confirmation of these details, the Council's tree officers have confirmed that they are satisfied that no threat is posed to the surrounding protected trees.
- 3.18. Subject to the aforementioned conditions, the proposed works are considered to preserve and enhance the character and appearance of the host dwelling, Inverforth Close as well as the Hampstead Conservation area. The proposed works are not considered to impact upon the setting of the adjacent listed structure or protected gardens. 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.

Residential Amenity

- 3.19. Policy CS5 seeks to protect the amenity of Camden's residents by ensuring that 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 (Amenity) states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree". It also requires development to ensure that all buildings receive adequate daylight and sunlight and that development should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

- 3.20. In terms of the impact upon outlook, due to the building lines and location of windows to surrounding properties, the only property which might be impacted upon by the proposed works would be no.4 Inverforth Close (the adjoining dwelling features not windows which face towards the property). This property features side fenestrations which oppose the side garden elevation of the host dwelling and therefore the newly proposed hipped roof extension (please see photo 16). As the ground floor fenestrations are obscured by existing boundary treatment, and the first floor side window is a secondary window (with a large bay window to the front elevation serving the same room), it is not however considered that the proposed development would lead to a loss of outlook to any neighbouring resident.
- 3.21. In terms of daylight / sunlight, the element of the scheme which has the potential to impact upon levels of light into neighbouring properties is also the newly proposed hipped rear roof extension. As this element would be dual pitched (reducing its mass and bulk) and would extend almost due South, this element is likely to cause some overshadowing of the applicants own rear garden however would not cause any reduction into habitable room windows of adjacent properties. Due to the orientation of the site as well as the building lines of surrounding properties, the ground floor fenestrations are the only windows which might potentially be affected, however as these are location 5.5m to the West and are not primary windows serving habitable rooms, it is not considered that the proposed extensions would lead to a loss of light to a level of detriment to these adjoining occupiers.
- 3.22. In terms of privacy, similarly the only property which might be impacted as a result of the proposed extensions would be at no.4, which features two side and one front window at first floor level which serve a bedroom (please see photos 16 & 17). The proposed dormer window to the outer roof slope would be located approximately 7.2m from the closest point of this adjoining property. Although this dormer window would not directly oppose any habitable room windows, oblique views into the upper floor rooms of this property could be afforded and as such a condition is recommended that the glazing to this window shall be obscure glazed.
- 3.23. The proposed extensions and alterations are not considered to lead to a significant level of noise and disturbance by virtue of their scale and the fact that the property would remain a single family dwelling. An informatives will however be added to remind the applicant of their need to abide to standards regarding construction.

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 20th March 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 Martin Harradine
AZ Urban Studio
Magdalen House
136-148 Tooley Street
London
SE1 2TU

Application Ref: **2016/6994/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

16 March 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Inverforth Close
London
NW3 7EX

DECISION

Proposal:

Alterations to dwellinghouse (C3) including: erection of roof extensions; single storey rear extension; replacement ground floor fenestrations; installation of roof lights; replacement front doors and refuse enclosure; and re-landscaping of rear gardens.

Drawing Nos: (Prefix FB118_PL): 001, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 012A, 015, 016, 017F, 018C, 019A, 020C, 021C, 022B, 023C, 024C, 025C; FP118_PL034;

Supporting documents: Planning, Design and Access Statement dated 20.12.16, Heritage Statement dated 20.12.16, Arboricultural Survey & Impact Assessment dated 05/03/2017

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

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 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: (Prefix FB118_PL): 001, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 012A, 015, 016, 017F, 018C, 019A, 020C, 021C, 022B, 023C, 024C, 025C; FP118_PL034;

Supporting documents: Planning, Design and Access Statement dated 20.12.16, Heritage Statement dated 20.12.16, Arboricultural Survey & Impact Assessment dated 05/03/2017

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 samples of those materials (to be provided on site);

b) Detailed elevation drawings of the new garage door at a scale of 1:10 and/or Manufacturer's specification details of door to be installed;

c) Plan, elevation and section drawings, including manufacturer's specification details of all facing materials of the new refuse and cycle store at a scale of 1:10;

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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. 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 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 and policies A2 and A3 of the the draft Camden Local Plan 2015.

- 6 The window to the first floor Western side dormer facing towards no.4 Inverforth Close shall be obscured glazed. The obscure glazing shall be retained in perpetuity thereafter unless otherwise agreed in writing by the Local Planning Authority.

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.

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 The emerging London Borough of 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.
- 7 With regard to condition 5 (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 site
 - a Traffic Management System for all construction site access to 2 Inverforth Close

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

Director of Regeneration and Planning

DRAFT

DECISION