

Mr Dusan Savic
Design Solutions
561 Finchley Road
London
NW3 7BJ

Application Ref: **2016/6870/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

21 March 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
2 Frognal Lane
London
NW3 7DU

Proposal:

Erection of single-storey rear extension at the lower ground floor level; infill extensions to the lower ground and ground floor levels; new roof terrace plus access doors and railings at rear ground floor level; replacement staircase plus privacy screen; new timber sashes; new boundary treatment at front plus hard and soft landscaping works to front and rear gardens.
Drawing Nos: London plan; EX_001; EX_002 ; EX_011 ;EX_012 ;EX_022 ;EX_023
;PR_101 Rev 01; PR_102 Rev 02;
PR_103; PR_104 ; PR_105 ; PR_110 ; PR_111 Rev 00; PR_112 Rev 02; PR_121 Rev 02; PR_122 Rev 02; PR_123 Rev 01; Design and Access Statement.

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 [EX_001; EX_002 ; EX_011 ;EX_012 ;EX_022 ;EX_023 ;PR_101 Rev 01; PR_102 Rev 02; PR_103; PR_104 ; PR_105 ; PR_110 ; PR_111 Rev 00; PR_112 Rev 02; PR_121 Rev 02; PR_122 Rev 02; PR_123 Rev 01; Design and Access Statement.]

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

- 4 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] [, prior to the occupation for the permitted use 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.

- 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:

- a. scaled plans showing all existing and proposed vegetation and landscape features
- b. a schedule detailing species, sizes, and planting densities
- c. location, type and materials to be used for hard landscaping and boundary treatments

- d. specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.
- e. details of any proposed earthworks including grading, mounding and other changes in ground levels.
- f. 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.

Informatives:

1 Reasons for granting permission.

The proposed part infill, part single storey full-width rear extension has an 'L' shaped foot print is located at the lower ground floor level and measures 23sqm in floor area. It would retain a reasonable proportion of the garden and would align with no.4, the neighbouring building with an identical infill single-storey rear extension. The proposed extension is subordinate to the host building in terms of form, scale and proportions, setting and pallet of materials. The revised double glazed windows would be painted timber framed sashes and largely match the design, scale and proportions of the existing windows.

At the rear ground floor level, an infill extension and a new roof terrace is proposed above the new single storey extension with metal railings and balustrade painted black replacing the existing balcony. The extension would have matching timber framed sash windows and French doors replacing existing windows for access to the roof terrace. The simple design would be in keeping with the rear of the host and adjacent properties; would not be being visible from the public realm and is considered to enhance the character and appearance of the host and neighbouring buildings and the conservation area.

Due to the proposed extension's size, location and privacy screen, there would not be demonstrable harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook, privacy, or added sense of enclosure. As rear balconies and roof terraces are common features to the host and neighbouring buildings, no significant additional harm to neighbouring occupiers amenity would occur.

The proposed redesigned front garden comprising new boundary treatment and hard and soft landscaping works would be a significant improvement on the existing and would enhance the appearance of the host building, the streetscape and the conservation area. A condition is attached securing further details of the proposed landscaping.

No objections have been received, and the site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the 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 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 the London Plan 2016; and the National Planning Policy Framework. The proposal also accords with Policies A1, A2, A3, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

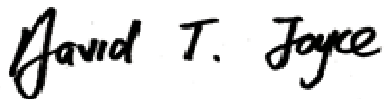
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

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

David Joyce
Director of Regeneration and Planning