

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**

20 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Inverforth Close
London
NW3 7EX

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 relandscaping 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):

- 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 Development Policies and policies D1 and D2 of the draft Camden Local Plan 2015

- 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 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.

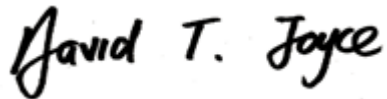
- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the 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

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