

Mr Mark Ruthven
Studio Mark Ruthven
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NW5 3NE
United Kingdom

Application Ref: **2017/0699/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

11 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Ferncroft Avenue
London
NW3 7PH

Proposal: Demolition of two rear conservatories and replacement with two part width rear extensions, modification of the front and rear garden, installation of automatic vehicle and pedestrian gates, installation of three double glazed replacement windows at first floor bay window in the rear elevation.

Drawing Nos: FEA/X/DAS/01, FEA-X-001, FEA-X-002, FEA-X-003, FEA-X-100, FEA-X-101, FEA-X-102, FEA-X-103, FEA-X-104, FEA-X-110, FEA-X-200 FEA-X-300, FEA-X-310, FEA-P-002, FEA-P-100, FEA-P-101, FEA-P-102 Revision A, FEA-P-103 Revision A, FEA-P-104 Revision A, FEA-P-110, FEA-P-200 Revision A, FEA-P-202, FEA-P-203, FEA-P-300 Revision A and FEA-P-310 Revision C.

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 policies 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:

FEA/X/DAS/01, FEA-X-001, FEA-X-002, FEA-X-003, FEA-X-100, FEA-X-101, FEA-X-102, FEA-X-103, FEA-X-104, FEA-X-110, FEA-X-200 FEA-X-300, FEA-X-310, FEA-P-002, FEA-P-100, FEA-P-101, FEA-P-102 Revision A, FEA-P-103 Revision A, FEA-P-104 Revision A, FEA-P-110, FEA-P-200 Revision A, FEA-P-202, FEA-P-203, FEA-P-300 Revision A, FEA-P-310 Revision C.

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

Informatives:

- 1 Reasons for granting permission.

The proposed part-width flat roofed rear extensions are considered subordinate to the main property. The contemporary materials (metal cladding with aluminium framed sliding doors) are considered acceptable in the rear elevation at ground level. The replacement windows at first floor shall be timber framed. The front boundary treatment shall include brick to match the main property and timber for the vehicle gates consistent with other properties nearby and the use of hedging in the middle section shall soften the boundary treatment. Overall the proposed development is considered acceptable in design terms.

The proposed changes are not considered harmful in terms of neighbouring amenity. The part-width rear extensions match the depth of the conservatories which they replace and therefore no concerns regarding loss of light or overlooking would result. The front boundary alterations and rear patio changes do not effect neighbouring amenity.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Press and site notices were displayed. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Draft Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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

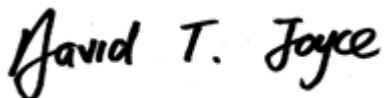
- 5 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination 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.

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



David Joyce
Director of Regeneration and Planning