

Mr Simon Davis
Penn Design Architects Limited
Beaconsfield Town Hall
Penn Road
Beaconsfield
HP9 2PP

Application Ref: **2016/6864/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 4986

20 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
Cranbrook
8 Nutley Terrace
London
NW3 5SY

Proposal:
Demolition of existing dwelling house and erection of 3 storey dwelling house including garage; erection of front boundary wall; plus hard and soft landscaping works

Drawing Nos: 07.16.LP; 07.16.S10 (Rev A); 07.16.S11 (Rev A); 07.16.S12 (Rev A); 07.16.P10; 07.16.P11; 07.16.P12; 07.16.P13; 07.16.P14; 07.16.P15; 07.16.P16; 07.16.P17; 07.16.P18; 07.16.P19; 07.16.P20; Design and Access Statement prepared by Penn Design Architects Ltd; Arboricultural Report prepared by OMC Associates (dated 6 December)

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: 07.16.LP; 07.16.S10 (Rev A); 07.16.S11 (Rev A); 07.16.S12 (Rev A); 07.16.P10; 07.16.P11; 07.16.P12; 07.16.P13; 07.16.P14; 07.16.P15; 07.16.P16; 07.16.P17; 07.16.P18; 07.16.P19; 07.16.P20; Design and Access Statement prepared by Penn Design Architects Ltd; Arboricultural Report prepared by OMC Associates (dated 6 December)

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

- 4 A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork panel 1m x 1m demonstrating the proposed colour, texture, face-bond and pointing. The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth .

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door at a scale of 1:10

c) Plan, elevation and section drawings of roof details including all eaves and dormer windows details and at a scale of 1:10

d) Plan, elevation and section drawings of the front boundary wall including tothing-in detail; piers; plinth and coping.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

- 6 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 Arboricultural Report prepared by OMC Associates (dated 6 December 2016) hereby approved and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity 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 Reasons for granting permission.

The proposal seeks to demolish an existing 4bed detached dwelling house and erect a 5bed dwelling house which would occupy largely the same position in the plot and maintain the existing front and side building lines. The principle of demolition and rebuild is considered acceptable as firstly, the existing dwelling house is of little architectural merit and there is scope to improve its contribution to the streetscene and wider conservation area; and secondly, the surrounding properties on Maresfield Gardens and Fitzjohn's Avenue are very large four storey properties compared to the existing two and a half storey property at the application site. It is therefore considered there is potential to increase the scale of the property whilst maintaining an important subordinate relationship to these larger properties. This has been achieved through locating most of the additional bulk to the rear which cannot be read from the streetscene and using design approaches including lower eaves, dormers, simple detailing, and informality of the window placement which work to reinforce its subordinate character and scale.

The living accommodation above the garage would be designed to appear as a subordinate side extension with a half-hipped roof profile that would prevent it from appearing overly bulky. A side extension over the existing garage has been consented twice historically; however the works were never carried out.

The proposed use of materials would be an upgrade on the existing fabric. A more

traditional appearance is sought to the front including brickwork, slate and timber while more glazing and contemporary detailing is used to the rear. This is considered to be acceptable in this location as it has no visibility from the public realm and very little visibility in private views. The use of zinc cladding on the side extension is traditional roofing material and would respond positively to the traditional detailing and materials.

It is proposed to erect a brick wall to the front of the property that would correspond with the height of the boundary wall at the playground adjacent. This is considered acceptable as an assessment of the area suggests there would have been a brick wall there historically and its reinstatement would therefore be appropriate.

The proposal is considered to enhance the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Two small Category C trees in the rear garden would be removed in association with the rear extension which is considered acceptable.

The property would be situated a sufficient distance away from neighbouring properties for the increased massing to result in no adverse impacts on amenity. The rear balcony is in the same location as the existing balcony and would be inset thereby having no impact on the privacy of the playground adjacent.

Given the scale of development involved here, it is considered that a Construction Management Plan should be secured by S106 legal agreement to ensure that any potential harm to residential amenity and local transport conditions is managed effectively. A financial contribution for any necessary repairs to the highway will also be secured by S106. Secure and level cycle storage for 2 bikes will be provided in the garage.

2 Reasons for granting permission (continued)

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP20, DP21, 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.

3 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).

- 4 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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 ended 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning