

Mr David Scott
David Scott Architects
29 Sarre Road
London
NW2 3SN

Application Ref: **2016/5946/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

29 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**1 East Heath Road
London
NW3 1BN**

Proposal: Rear extension and alterations to the bin store area; removal and replacement of one tree to single family unit (Class C3).

Drawing Nos: Site location plan; S01; S02; S03; S04; S05; PRO 01a; PRO 02a; PRO 03a; PRO 04a; PRO 05a; PRO 06; Design and access statement; Arboricultural Impact Assessment revised 28th June 2017; Site photos.

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:

Site location plan; S01; S02; S03; S04; S05; PRO 01a; PRO 02a; PRO 03a; PRO 04a; PRO 05a; PRO 06; Design and access statement; Arboricultural Impact Assessment revised 28th June 2017; Site photos.

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

- 4 No works on the relevant parts of the development shall commence 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 local planning authority. The details shall include details of the replacement tree; 1no. Sorbus aria "Magnifica" to be planted as a heavy standard with a girth size of 12-14cm. The planting process should take into account the standards set out in BS8545:2014.

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 enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP31 of the London Borough of Camden Local Development Framework Development Policies and policy A3 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission:

1 East Heath Road (East Heath Lodge) is one of a pair of semi-detached houses built c.1785, with alterations made c.1820. The application site is a five storey single family dwelling with rooms in the attic and lower ground floor. The property is a Grade II listed building, which lies within Hampstead Conservation Area, on the western side of East Heath Road and at the south of Hampstead Heath.

The proposals involve the construction of a single storey rear extension, replacing an existing timber shed, log store and dog kennel. The rear extension will be visible through the gate from East Heath Road, however it will be seen against the backdrop of an existing rear extension to the adjacent property (South Lodge).

The proposed extension would be formed of one part with a flat roof and roof lantern and one with a crown roof and slate roof tiles. The design of propose extension is sympathetic to the traditional character of main building, supported by the use of facing brickwork, slate roof tiles and timber windows and doors, and has a subordinate appearance. Harm to historic fabric has been kept to a minimum through the link to the main building being provided through dropping the cill of an existing window opening. Furthermore, the removed window is proposed to be re-used within the extension, which would contribute to the enhancement of the historic setting.

It is therefore considered that the proposed extension would not cause any harm to the character and appearance of the Hampstead Conservation Area or to the special character or setting of the listed building. 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.

The proposal includes the removal of the Sycamore tree located immediately adjacent to basement wall and to window recess to the rear elevation of the main building. An Arboricultural Impact Assessment dated 24th May 2016 details that it is possible to build the proposed extension without removing the tree, however the tree is very likely to cause damage to the existing building structures in the future and will not be able to grow to maturity. The proposal includes a new replacement tree, Sorbus Aria "Magnifica", located close to the boundary wall with East Heath Road. The new tree due to its location and type would be able to grow to maturity and would provide great amenity value.

Due to the proposals type, location and projection, are not considered to cause any significant harm to the neighbouring amenities, and therefore they are considered acceptable on this regard.

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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with A1, D1 and D2 of Camden Local Plan Submission Draft, London Plan 2016 and National Planning Policy Framework 2012.

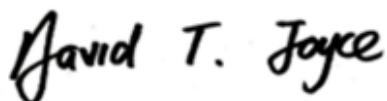
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Inspector's report on the Council's emerging Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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