

Mr Anthony Boulanger
AY Architects
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Bickerton Road
London
N19 5JT

Application Ref: **2017/1222/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

20 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Willoughby Road
LONDON
NW3 1SA

Proposal:

Lowering of ground level in association with erection of rear extension at ground floor level to partly replace existing detached garage; erection of replacement roof extension; infill of front entrance canopy and replacement of all uPVC windows with timber framed windows to front and rear of property

Drawing Nos: 1601-P00; 1601-P01; 1601-P02; 1601-P03; 1601-P05; 1601-P06; 1601-P07; 1601-P08; 1601-P09; 1601-P10; 1601-P11; 1601-P12; 1601-P13; 1601-P14; 1601_DAS; Basement Impact Screening Report (dated 17.02.17, prepared by Price & Myers); Arboricultural Appraisal Report prepared by MWA Arboriculture (dated 16/02/2017); Tree Constraints Plan prepared by MWA Arboriculture (dated 16/02/2017)

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 policy D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1601-P00; 1601-P01; 1601-P02; 1601-P03; 1601-P05; 1601-P06; 1601-P07; 1601-P08; 1601-P09; 1601-P10; 1601-P11; 1601-P12; 1601-P13; 1601-P14; 1601_DAS; Basement Impact Screening Report (dated 17.02.17, prepared by Price & Myers); Arboricultural Appraisal Report prepared by MWA Arboriculture (dated 16/02/2017); Tree Constraints Plan prepared by MWA Arboriculture (dated 16/02/2017)

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall be carried out strictly in accordance with the BIA compiled by Price & Myers dated 17th February 2017 and the recommendation in the Campbell Reith Audit dated June 2017 specifically insofar as it relates to a detailed works programme, condition surveys of neighbouring properties, movement monitoring and trigger values, trial pitting, groundwater monitoring, protection of the party wall, and boundary drainage.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the

requirements of policy A5 of the Camden Local Plan 2017.

Informative(s):

1 RR Reasons for granting permission.

The replacement of the existing roof extension is considered to be an acceptable alteration that would improve the appearance of the property and enhance its contribution to the streetscene. The scale and massing would be similar to the existing with a slight increase in height that would not result in unacceptable appearance of bulk from the street. The new extension would be clad in pre-weathered zinc, which is of higher quality and more durable than the existing white finish.

It is proposed to replace the detached garage with a single storey rear extension that would provide additional living accommodation for the property. The extension would be sensitive to the massing of the existing garage with most of the additional bulk taking the form of a new linking element between the extension and host property that would be well concealed by virtue of the boundary fence and lowered floor level. The extension would comprise a green sedum roof, which would improve the visual appearance as viewed from neighbouring properties. The elevation of the rear extension fronting the shared garage area would have articulated brickwork to maintain an engagement with this space. The proposed grey toned brickwork is considered an appropriate material for the new extension that would distinguish the extension as a non-original addition whilst being sensitive to the local character.

The existing uPVC windows are to be replaced by new timber window frames which is a welcomed improvement. It is proposed to enclose the entrance door with a glazed screen and a new timber entrance door. This is considered to be an acceptable alteration given the loss of symmetry that has already taken place between the property and its adjoining neighbour.

The proposal is considered to preserve 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.

To prevent the increased height of the rear extension impacting on the outlook of no.26 Willoughby Road, the floor level would be lowered to ensure the roof height is not higher than the sill of the rear window to no.26. There are no other amenity concerns associated with the proposal.

Due to the lowering of the floor level by 0.8 - 1m across the rear of the site, a BIA audit has been undertaken by Campbell Reith which concluded the proposed excavation can be carried out with no adverse impact on the host property or surrounding occupiers.

The trees proposed to be removed are considered to be low quality specimens

which do not significantly contribute to the character of that part of the conservation area either individually or collectively. As such, the proposed tree removals are considered acceptable in planning terms

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 A1, A3, D1, D2, T2 and DM1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

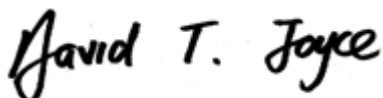
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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