

Mr Liam Smith
TG Studio
10 Rathbone Place
London
W1T 1HP

Application Ref: **2017/1328/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
35 Flask Walk
London
NW3 1HH

Proposal:

Alterations to GII listed dwelling including the extension and alterations to rear garden annex; construction of a covered walkway in the garden courtyard; alterations to fenestrations; replacement boundary treatment to front and side; and minor alterations to main dwelling (Use Class C3).

Drawing Nos: A-100 rev A, A-200 rev A, A-201 rev A, A-202 rev A, A-210 rev A, A-220 rev A, A-300 rev A, A-301 rev A, A-302 rev A, A-320 rev A, A-321 rev A, A-340 rev A, A-350 rev A, A-510, A-511, A-520, A-550, A-600, A-601, A-602; Design and access statement (dated 24.02.17); Heritage report (dated March 2017); Structural engineers report (email dated 13 Dec 2016); Chimney Support plans (dated 13 Dec 2016)

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the emerging Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A-100 rev A, A-200 rev A, A-201 rev A, A-202 rev A, A-210 rev A, A-220 rev A, A-300 rev A, A-301 rev A, A-302 rev A, A-320 rev A, A-321 rev A, A-340 rev A, A-350 rev A, A-510, A-511, A-520, A-550, A-600, A-601, A-602; Design and access statement (dated 24.02.17); Heritage report (dated March 2017); Structural engineers report (email dated 13 Dec 2016); Chimney Support plans (dated 13 Dec 2016)

Reason:

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

- 4 Prior to the commencement of works a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof 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 of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the Local Development Framework Core Strategy, policies DP22, DP23, DP24 and DP32 of the Development Framework Development Policies and policies A1, A2, D1, CC1 and CC3 of the emerging Local Plan.

- 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.

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 Local Development Framework Core Strategy and policies A1 and A3 of the emerging Local Plan.

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 The Inspector's report on the 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.
- 4 The applicant is reminded that the permitted use of the garden studio remains for purposes incidental to the residential use of No. 35 Flask Walk only. Any material change of use, including use as a separate independent Class C3 dwelling, would require express permission.
- 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.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning