

DISCHARGE OF CONDITIONS SUPPORTING NOTES

APPROVED APPLICATION REF: 2015/2534/P

SITE ADDRESS

45 LANCASTER GROVE, LONDON, NW3 4HB

CONDITION NUMBERS

4, 5, 7, 8 & 9

CONDITION No. 04 (SAMPLE PANEL OF BRICKWORK)

POLICY CONTEXT

The relevant policy context is as follows;

Camden Local Development Framework Development Policies

Policy DP24 – Securing high quality design

The Policy states as follows;

New developments should consider;

- Character, setting, context..
- The character and proportions of the existing building
- The quality of materials to be used

Proposal

The applicant proposes the use of red rubber facing bricks for the external skin of the new extension work which will match the brickwork finish of the existing building. The bricks will be laid and pointed to the same pattern of the existing building.

As such, the new work will be in keeping with the character, setting and context of the host property and in compliance with the relevant policy statement.

CONDITION No. 05 (DETAILS OF HARD AND SOFT LANDSCAPING)

POLICY CONTEXT

The relevant policy context is as follows;

Camden Local Development Framework Development Policies

Policy DP24 – Securing high quality design

The Policy states as follows;

New developments should consider;

- *The provision of appropriate hard and soft landscaping including boundary treatments;*
- *..consideration of context is essential in the design of new hard and soft landscaping. Hard landscape elements (surfaces, boundary treatments etc.), and the materials from which they are made, play a significant role in defining the character and attractiveness of a site or area and reinforcing local distinctiveness.*

Proposal

The applicant would draw the case officer's attention to the attached drawing labelled '*Proposed Landscaping & Lightwell Grill*' and attached Image LG01 & LG02. The drawing and images set out the hard and soft landscaping scheme and materials.

The applicant proposes to install a timber decking of matt polished oak laid flush with the surrounding grass lawn. The natural oak decking will sympathise with the surrounding timber fencing and tree life. Adjacent to the decking and around the side lightwell will be laid to lawn to match the grassed lawn of the existing rear garden. The lightwell will be covered with a flush fitting steel grill as attached image LG03.

As such, the new work will be in keeping with the character and attractiveness of the existing site and in compliance with the relevant policy statement.

CONDITION No. 07 (PROTECTION OF RETAINED TREES)

The planning permission is part retrospective with the basement element having been in place for in excess of 4 years.

The balance of the works do not include for any excavations save for minor excavations for the surface water soakaway which itself is not within any tree root zone of influence.

There is accordingly no requirement for protection of retained trees.

CONDITION No. 08 (SUSTAINABLE URBAN DRAINAGE SYSTEM)

POLICY CONTEXT

The relevant policy context is as follows;

Camden Local Development Framework Development Policies

Policy DP27 – Basements & Lightwells

The Policy states as follows;

Developers will be required to demonstrate by methodologies appropriate to the site that schemes;

- Avoid adversely affecting drainage and run-off or causing other damage to the water environment.

Proposal

The applicant proposes the installation of an 'infiltration system soakaway' which will receive all water run-off from the new extension.

The new system will be install in accordance with attached image LG05 and attached drawing '*Sustainable Drainage*'.

Surface water from all former rear extensions expelled into the existing drainage system. All surface water from the new extension will expel into the proposed infiltration soakaway and the scheme will therefore result in a net reduction of surcharge on the existing drainage system.

An infiltration soakaway system is characterised as a 'SUDS' system.

The applicant accordingly submits that the proposal is policy compliant.

CONDITION No. 09 (DETAILS OF LIGHTWELL ENCLOSURE)

POLICY CONTEXT

The relevant policy context is as follows;

Camden Planning Guidance 4

Paragraph 2.24 under Section 2 – Basements & Lightwells states as follows;

- *'In order to comply with building regulation standards, light wells should be secured by either a railing (1,100mm high) or a grille.'*

Proposal

The applicant proposes the installation of a new steel grille over the side elevation lightwell opening as indicated by attached image LG03.