

Application ref: 2017/3692/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 13 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Z Brunel
C/o KSR Architects
14 Greenland Street
London NW1 0ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

The Water House
Millfield Lane
London N6 6HQ

Proposal:

Erection of a single storey side extension, 2 storey front infill extension, and part single part two storey rear extension, including facade and roof alterations to main house and front wing; erection of a side extension to outbuilding in rear garden to be used as ancillary habitable accommodation; erection of pergola carport at end of driveway; and landscaping works including external ramps.

Drawing Nos: Drawings (all prefix 17007)- X000, X100, X110, X130, X200, X201, X300, X301, P000, 001C, 003A, 004B, 100C, 110D, 190D, 191, 200B, 201, 300C, 301B, 302B, 8-000B, 001B, 060D, SK-P01, P03;

Planning Statement dated June 2017 by Z Brunel; Statement of Community Involvement revised July 2017 by SM Planning; Design & Access Statement revised August 2017 by KSR Architects; Acoustic Report ref 170522-R001B dated August 2017 by ACA Acoustics; Construction Management Plan proforma v.2.2 updated 12/02/2018 by Cannon Consulting Engineers; 800 Group Construction Management Plan ref CCE/V321/CMP-02 dated December 2017 by Cannon Consulting Engineers; Preliminary Ecological Appraisal dated June 2017 by MKA Ecology; Nocturnal Bat Survey dated June 2017 by MKA Ecology; Arboricultural Impact Assessment report ref UKE/WHs/AIA/01c dated 15.12.17 by Landmark Trees; drainage plan 26028-SKD600 P1 by Price and Myers; Landscape design precedents dated 26.6.17 by Bowles and Wyer; landscape plans 2318-13-01A, 2318-11-01A; letter dated 2.3.18 by SMPlanning; Arboricultural Opinion report dated 23.2.18 by

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 The development hereby permitted shall be carried out in accordance with the following approved plans-
Drawings (all prefix 17007)- X000, X100, X110, X130, X200, X201, X300, X301, P000, 001C, 003A, 004B, 100C, 110D, 190D, 191, 200B, 201, 300C, 301B, 302B, 8-000B, 001B, 060D, SK-P01, P03; Planning Statement dated June 2017 by Z Brunel; Statement of Community Involvement revised July 2017 by SM Planning; Design & Access Statement revised August 2017 by KSR Architects; Acoustic Report ref 170522-R001B dated August 2017 by ACA Acoustics; Construction Management Plan proforma v.2.2 updated 12/02/2018 by Cannon Consulting Engineers; 800 Group Construction Management Plan ref CCE/V321/CMP-02 dated December 2017 by Cannon Consulting Engineers; Preliminary Ecological Appraisal dated June 2017 by MKA Ecology; Nocturnal Bat Survey dated June 2017 by MKA Ecology; Arboricultural Impact Assessment report ref UKE/WHS/AIA/01c dated 15.12.17 by Landmark Trees; drainage plan 26028-SKD600 P1 by Price and Myers; Landscape design precedents dated 26.6.17 by Bowles and Wyer; landscape plans 2318-13-01A, 2318-11-01A; letter dated 2.3.18 by SMPlanning; Arboricultural Opinion report dated 23.2.18 by Treework Environmental Practice; Structural Assessment report dated January 2018 by James Frith Ltd.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, of all windows, external doors, gates, balcony balustrades, pergolas and carport shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details

thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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 ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 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 during construction in accordance with the approved protection details, ref UKE/WHS/AIA/01c dated 15.12.17 by Landmark Trees. Prior to commencement of development (excluding enabling and site preparation works), evidence of the implementation of these approved tree protection measures shall be submitted to and approved by the Council.

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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct

impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Before the use of the external plant commences, the air-conditioning plant shall be provided with acoustic isolation and sound attenuation in accordance with the recommendations of the acoustic report hereby approved, details of which shall be submitted to and approved beforehand by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as amended or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over-development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 11 Prior to first occupation of the development, a plan showing details of 6 bat and 5 bird boxes, including locations and types and indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies D1 and A3 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of implementation of the rear extension, 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-
- a) a detailed scheme of maintenance;
 - b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - c) 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 CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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.
- 4 The removal of vegetation and buildings on site should be undertaken outside the breeding bird season of February to September inclusive. Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (to be advised by the qualified ecologist). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.
- 5 During any internal or external demolition of buildings or any site clearance, a precautionary measure is required that all contractors are aware of potential roosting bats and that roof tiles and soffits should be removed by hand. Should bats or their roosts be identified, then works must cease immediately and the applicant must apply for, and obtain, a European Protected Species Licence and submit proof of this to the local planning authority before work recommences.
- 6 The applicant is advised to enter into a bond or financial agreement with other relevant frontagers along Millfield Lane (including the City of London) to ensure that this private lane is satisfactorily maintained and repaired at the applicant's expense during the construction programme.

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