

Application ref: 2018/0588/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 11 May 2018

**Development Management**  
Regeneration and Planning  
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Hayatsu Architects  
Studio 101 Sugarhouse Studios  
19 Collet Road  
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SE16 4DJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**The Lodge**  
**North End Avenue**  
**London**  
**NW3 7HP**

Proposal:  
Replacement of and modifications to existing doors, windows and openings. Minor alterations to central bay on west elevation. Formation of first floor roof terrace on north elevation. Landscape works to rear garden.

Drawing Nos: 0000, 0100 Rev A, 0101 Rev A, 0102 Rev A, 0200 Rev A, 0201 Rev A, 0300 Rev A, 0301 Rev A, 0302 Rev A, 0303 Rev A, 0304, 1100 Rev B, 1101 Rev B, 1102 Rev A, 1200 Rev B, 1201 Rev A, 1300 Rev A, 1301 Rev A, 1302 Rev A, 1303 Rev A, 1304, Arboricultural Impact Analysis Rev B 26.01.18, Arboricultural Method Statement (Draft) 17.10.17.

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 0000, 0100 Rev A, 0101 Rev A, 0102 Rev A, 0200 Rev A, 0201 Rev A, 0300 Rev A, 0301 Rev A, 0302 Rev A, 0303 Rev A, 0304, 1100 Rev B, 1101 Rev B, 1102 Rev A, 1200 Rev B, 1201 Rev A, 1300 Rev A, 1301 Rev A, 1302 Rev A, 1303 Rev A, 1304.

Reason:

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

- 4 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 local planning authority 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

Informative(s):

- 1 The proposed alterations to openings and new windows and doors are of an acceptable design and materials, and would preserve and enhance the host building and the character and appearance of the conservation area. The replacement of the pebbledash render with matching materials is acceptable.

The proposed relocation of the front wall at first floor level and addition of a flat leaded porch roof would result in minor changes to the detailing of this frontage. The development would retain sufficient articulation of the west elevation and roof form, and would not cause harm to its architectural character by virtue of its scale and the use of matching traditional materials and detailing.

The proposed formation of a roof terrace to the north elevation is considered to have an acceptable impact on the character and appearance of the host dwelling. A near-identical terrace was granted in 2013 under ref. 2013/3790/P and is considered appropriate in terms of location and design.

The proposed excavation to the south side of the dwelling would enlarge the existing lowered passage and create a patio at ground level with garden access. The development would include terracing of the land to create a graduated transition between ground levels, and would therefore preserve the garden setting of the site and the character and appearance of the conservation area.

Due to their nature, the proposals would not impact on the residential amenity of adjoining occupiers.

No trees are proposed to be removed as part of the development. The arboricultural impact assessment and draft method statement is considered sufficient to demonstrate that the trees would be protected from harm, subject to a condition requiring details of tree protection.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

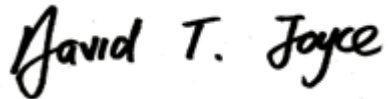
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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.

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 initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning