

Miss Amy Docherty
STUDIOCARVER
37 Alfred Place
London London
WC1E 7DP

Application Ref: **2017/1916/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

20 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
151 B King Henry's Road
London
NW3 3RD

Proposal:
External alterations including erection of single storey rear extension at lower ground floor level and removal of existing side infill extension.

Drawing Nos: 1606_PL_020, 1606_EX_020, 1606_EX_301, 1606_EX_100,
1606_PL_101, 1606_PL_100, 1606_PL_102, 1606_PL_201, 1606_PL_200,
1606_PL_301, 1606_PL_300, 1606_EX_200, 1606_EX_300, 1606_EX_101,
1606_EX_102, 1606_PL_010, 1606_EX_201 and Arboricultural Survey, Implications
Assessment and Arboricultural Method Statement by RMTTree Consultancy Ltd dated 12
June 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 the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1606_PL_020, 1606_EX_020, 1606_EX_301, 1606_EX_100, 1606_PL_101, 1606_PL_100, 1606_PL_102, 1606_PL_201, 1606_PL_200, 1606_PL_301, 1606_PL_300, 1606_EX_200, 1606_EX_300, 1606_EX_101, 1606_EX_102, 1606_PL_010, 1606_EX_201 and Arboricultural Survey, Implications Assessment and Arboricultural Method Statement by RMTTRee Consultancy Ltd dated 12 June 2017.

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

- 4 Prior to the first occupation of the building 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 London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies and policies CC2, D1 and D2 of the Local Plan Submission Draft 2016.

- 5 Within the first available planting season following the completion of works, a *Pyrus calleryana* "Chanticleer" shall be planted as a heavy standard with a girth size of 12-14 cm, within the rear garden of the property, the precise location of which is to be agreed in writing. The planting process should take into account the standards set out in BS8545:2014. 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 amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP31 of the London Borough of Camden Local Development Framework Development Policies and policy A3 of the Local Plan Submission Draft 2016.

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.

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 T. Joyce

David Joyce
Director of Regeneration and Planning