

Application ref: 2018/2026/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 20 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Studio Ulanowski
33 Fitzroy Street
London
W1T 6DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
14 Eton Road
London
NW3 4SS

Proposal:

Variation of condition 2 (approved plans) of planning permission 2017/5616/P dated 06.03.2017 for: Replacement of the detached studio building to the rear of the garden by a new outbuilding with a sloping green roof and excavated ground level; erection of a rear extension with enlarged roof terrace above and screen planters; erection of a single storey side infill extension to the flank elevation; erection of 2 refuse and cycle stores to the front garden; and associated lowering of rear garden level with new hard and soft landscaping works. Namely, reduction of the scale and mass of the outbuilding and the side extension including the fenestration treatment and hard and soft landscaping arrangement.

Drawing Nos:

Superseded: 05/001 REV C, 05/050 REV C, 05/101 REV C, 05/102 REV C, 05/110 REVC, 05/200 REVC, 05/201 REVC, 05/210 REVC, 05/210 REVC and 05/250 REVC

Proposed: 05/001 REV D, 05/050 REV D, 05/101 REV D, 05/102 REV D, 05/110 REV D, 05/200 REV D, 05/201 REV D, 05/210 REV D, 05/212 REV D and 05/250 REV D,

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 the original planning permission ref 2017/5616/P dated 06.03.2018

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2017/5616/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- 05/001 REV D, 05/050 REV D, 05/101 REV D, 05/102 REV D, 05/110 REV D, 05/120 REV D, 05/200 REV D, 05/201 REV D, 05/210 REV D, 05/211 REV D, 05/212 REV D, 05/250 REV D, 05/303, Bauder watering requirement guideline dated 28.04.14, Bauder Waterproofing Specifications no date, Planting Selection, BAUDER Maintenance Plan no date, Arboricultural Report commission by ACS Consulting no date; Basement Impact Assessment (BIA) by Site Analytical Services Ltd dated September 2017; Basement Impact Assessment Statement by StructureMode, dated 26th September 2017; Design and Access Statement by Undercover dated October 2017; Geotechnical Desk Study by Site Analytical Services Ltd dated September 2017; Ground Movement Assessment (included in Bore Survey), by Fairhurst dated 13 September 2017; Planning and Heritage Statement by ECE Planning, dated September 2017; Construction Management Plan by ADL Planning Ltd. rev. C dated July 2017; JG Pest Control dated 30th June 2017; Noise and Dust Assessment no date

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 policy 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, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) details of all windows, external doors and gates;
- b) details of all facing materials.

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 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Details of the submitted green roof hereby approved for the outbuilding and side extension shall be retained and maintained as shown in Bauder Maintenance, Specification guidance and as shown drawing numbers 05/212 and 05/3033.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the northeast side of the proposed roof terrace of the rear extension facing 13 Eton Road prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 The new outbuilding hereby approved shall only be used for purposes incidental to the residential use of 14 Eton Road and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1, H6, H7 and G1 of the Local Plan 2017.

- 9 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment and other supporting documents and reports hereby approved, namely requiring that a structural monitoring strategy is implemented during the works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 10 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

The application is seeking to reduce the scale of the approved garden room. The amended garden studio would measure approximately 6.4 at its deepest point, 7.9m in width and 5.3m in height (3.8m from ground floor level). The garden studio would be constructed with a pitched roof and the height would be lowered to 2.6m (from ground floor) towards the host building. In addition, approximately 2.8m of the studio would retain the existing height of 3.8m and it considered that overall design would not impact on the visual amenity. The design principles have been further enhanced with the inclusion of the green roof. Thus, would be in accordance with CC1 and CC2 of the Local Plan 2017.

The proposed infill extension has been reduced in scale and bulk and would be reduced by approximately 3.5m along the front elevation the rear infill addition would measure approximately 8.2m in length x 1.6m in width and consist of a mono-pitched roof measuring between 2.4m to 2.9m in height (from lower-ground floor level). It is considered that given its height and reduced depth the proposal would have limited visual impact from the public realm.

The proposed hard and soft landscaping details including the variety of species and trees will provide a visually attractive and biodiverse landscaped area at garden and roof level. The Council's Conservation Officer has advised that the details and specification of the materials of the hard and soft landscaping is considered acceptable and would achieve a high quality of landscaping that would contribute to the visual amenity and character of the area.

It is considered that the occupiers of these properties would not be unduly impacted upon; there are limited direct views from the windows of the residential

units. There is no impact with daylight/sunlight and the proposal would not impact on the neighbouring property in terms of sense of enclosure.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, D1 and D2, of the Camden Local Plan 2017. The proposed development also accords 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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