

Application ref: 2018/1315/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 23 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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AOC Architecture Ltd
24-28 Pritchards Road
London
E2 7RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Studio
North End Avenue
London
NW3 7HP

Proposal:
Demolition of existing two-storey dwelling and erection of a replacement two-storey 4 bed dwelling (Class C3).

Drawing Nos: 207_GA_001 A, 207_GA_002 A, 207_GA_020 A, 207_GA_021, 207_GA_041, 207_GA_043, 207_GA_045, 207_GA_047, 207_GA_060 A, 207_GA_061, 207_GA_101, 207_GA_102 A, 207_GA_120 A, 207_GA_121 A, 207_GA_140 A, 207_GA_141 A, 207_GA_143 A, 207_GA_145, 207_GA_147, 207_GA_160 A, 207_GA_161 A, 207_GA_162, Tree protection plan 17-537-TPP, Tree Survey Report Rev A dated Feb 2018, Ecological Appraisal dated 09/07/2018, CgMs Archaeological Assessment dated February 2018, AOC Design and Access Statement dated March 2018, Planning and Heritage Statement dated March 2018, Photographic Survey dated March 2018, Abbey Consultants energy demand statement dated March 2018.

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: 207_GA_001 A, 207_GA_002 A, 207_GA_020 A, 207_GA_021, 207_GA_041, 207_GA_043, 207_GA_045, 207_GA_047, 207_GA_060 A, 207_GA_061, 207_GA_101, 207_GA_102 A, 207_GA_120 A, 207_GA_121 A, 207_GA_140 A, 207_GA_141 A, 207_GA_143 A, 207_GA_145, 207_GA_147, 207_GA_160 A, 207_GA_161 A, 207_GA_162, Tree protection plan 17-537-TPP, Tree Survey Report Rev A dated Feb 2018, Ecological Appraisal dated 09/07/2018, CgMs Archaeological Assessment dated February 2018, AOC Design and Access Statement dated March 2018, Planning and Heritage Statement dated March 2018, Photographic Survey dated March 2018, Abbey Consultants energy demand statement dated March 2018.

Reason:

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

- 3 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 including plan, elevation and sections at 1:10 of all windows and doors (including jambs, head and cill).

- b) Manufacturer's specification details of all facing materials including windows and doors, glazing and a full scale sample panel of no less than 1.5m by 1.5m of new brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated February 2018 Canopy Consulting ref. Tree Survey Report Revision A and Tree Protection Plan ref. 117-537-TPP. 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 BS5837:2012 and 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 Camden Local Plan

2017.

- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 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.

- 6 Prior to commencement of development , 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:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. 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 and maintenance strategy.

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

- 7 The on site cycle parking space for 4 bicycles hereby approved shall be provided in its entirety prior to the first occupation of the new dwelling, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 9 The dwellinghouse as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 10 Details of bird and bat nesting features shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. Two sparrow terraces and one bat box shall be incorporated into the design and integrated into the fabric of the building, in line with recommendations in the Ecological Appraisal. Details shall include the exact location, height from the ground and/or nearest horizontal surface, aspect, specification and species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and maintained as such thereafter.

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 policy 7.19 of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 All works relating to demolition, tree removal and scrub cutting at the site should be undertaken between the months of September and February to avoid the main bird breeding season. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the works shall not commence until the fledglings have left the nest.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with the requirements of policy 7.19 of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of works a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on amphibians and bats, including impact of lighting during works. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The current application proposes the demolition of a small two storey property located on the eastern side of North End Avenue, and erection of an enlarged two storey 4 bed dwelling. The site is located in the Hampstead Conservation Area and

is not identified as making a positive contribution to the character of the area.

The proposed development would add approximately 93sqm of additional residential floorspace at the site and its overall size and height is considered to be appropriate for this relatively small, verdant setting. In terms of its design, the proposed development would have a simple and modern appearance comprising a brick clad and glazed front façade, solid brick external walls on the rear and north elevations and a brick wall with punched openings on the southern flank elevation. The existing brick boundary wall to the front of the site would be retained as part of the development.

Therefore, whilst contemporary in its design, the proposed development is considered to provide a contextual response to the character and setting of the site and would preserve and enhance the appearance of the surrounding conservation area.

The closest neighbouring properties to the site are The Lodge, located approximately 13m to the south, and Brandon House, located approximately 28m to the east. Therefore, the overall size, scale, positioning of windows, location and maximum height (7m) of the proposed development, coupled with the generous distance between the site and surrounding properties, would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

The Council would not seek to secure the new development as car free in this instance as the current occupiers of the existing property, that is to be demolished as part of the proposal, have confirmed they will be returning to the site once works are completed. Furthermore, officers do not consider the construction of the proposed development would have a significant impact on neighbouring properties and the surrounding road network, particularly given the secluded nature of the site and relatively minor level of demolition and construction works proposed. Therefore, the Council do not consider it necessary in this instance to secure a Construction Management Plan via a s106 legal agreement.

The scheme involves excavation within the root protection area (RPA) of a number of trees but as a percentage of each RPA the incursions are considered minimal. The tree protection details and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained both on and off site will be adequately protected throughout development, in line with BS5837:2012.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, A3, D1, D2, T1, T2, H1, H6, H7, CC1, CC2 and CC3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

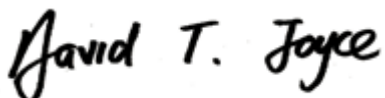
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

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 Joyce
Director of Regeneration and Planning