

Application ref: 2018/3399/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 28 September 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Ground Floor
4 Lancaster Drive
London
NW3 4HA

Proposal:

Excavation of raised garden to extend existing ground floor rear patio (Retrospective)

Drawing Nos: 1238.01.01(-), 1238.01.02(-), 1238.01.03(-), 1238.01.12(A),
1238.01.13(E), 1238.02.01(-), 1238.02.11(-), 1238.03.01(-) and 1238.03.11(-).

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:

1238.01.01(-), 1238.01.02(-), 1238.01.03(-), 1238.01.12(A), 1238.01.13(E), 1238.02.01(-), 1238.02.11(-), 1238.03.01(-) and 1238.03.11(-).

Reason:

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

Informative(s):

1 Reasons for granting permission.

The proposal seeks retrospective permission for the excavation of the raised garden to extend existing ground floor rear patio with a new retaining wall and access steps. The new retaining wall and access steps are constructed of stock brick to match the existing with grey sandstone paving used for the new patio. The garden level was partially reduced by 0.6m to allow level access and create a larger patio at this level. The new patio would have a footprint of 41.7sqm, an increase of 7.3sqm from 34.4sqm. This increase in hard surface is considered to be minor in relation to the large grassed rear garden. The alterations to the rear garden level and chosen materials are not considered to cause harm to the character and appearance of the host property or the wider conservation area.

As the development is minor in scale and does not increase the height of the existing ground level it is not considered to have an adverse impact on the amenity of neighbouring properties in terms of noise, privacy, overlooking or loss of light.

No comments were received during the consultation period. The CAAC raised no objection but commented that dimensions of the proposal should be shown on the site plan. Revised drawings were received to address their comments. The planning history of the site has been taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies, A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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

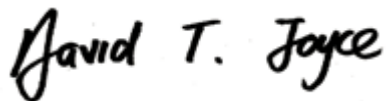
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning