

Application ref: 2018/2543/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 14 November 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

James Gorst architects
16a Crane Grove
London N7 8NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Garden House
Vale Of Health
London NW3 1AN

Proposal: Alterations to house, entailing the retention of north facade wall and total demolition and reinstatement of existing brickwork on 3 other facades, in order to expedite the implementation of planning permission ref 2016/2600/P dated 10/10/2016 for Various alterations and extensions to existing dwelling house.

Drawing Nos: Façade Retention & Demolition Application report (revised 20.6.18) by James Gorst architects; Structural Report by Eckersley O'Callaghan dated 30.5.18; DE-EL-300, 301, 302, 303 (all rev T3); location plan.

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 policies D1 and D2 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- Façade Retention & Demolition Application report (revised 20.6.18) by James Gorst architects; Structural Report by Eckersley O'Callaghan dated 30.5.18; DE-EL-300, 301, 302, 303 (all rev T3); location plan.

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

Informative(s):

- 1 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).
- 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 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.
- 3 Reasons for granting permission-

The approved alterations and extensions to this house would involve substantial demolition of the facades and roof, with areas of brickwork remaining on the front, rear and south side walls, plus most of the north side gable wall. This brickwork is severely cracked and poor quality on unstable foundations, hence temporary propping up and repair during construction would be extremely time-consuming, complex and expensive, exacerbated by the difficult site access constraints. These retained brick walls would also be hidden behind the approved new slate cladding. The current proposal now involves the careful demolition and reinstatement of these damaged brick walls on 3 sides, excluding the north gable wall, reusing existing brick where possible. The advantage is that the construction programme would be reduced by over 6 months.

The replacement walls would match the existing ones in design, size and materials. In any case, as before, they would be totally hidden behind the approved new cladding so that any new work will be actually invisible. Thus the proposal would have no impact on the appearance of the house or character of the conservation area and adjoining heath. It would also have no harmful impact on the open character of the surrounding Metropolitan Open Land and Private Open Space. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals will not cause any harm to the amenity of adjoining residential occupiers; in contrast it will actually improve local amenity and lessen the disruption to neighbours by reducing the construction programme and the associated parking suspension period by over 6 months.

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

An informative will be added to advise that the various other extensions under and to the rear of the existing house, previously approved by Certificates of Lawfulness, should be built and completed before any such total demolition takes place in order for them to continue to be deemed lawful as permitted development.

As such, the proposed development is in general accordance with policies A1, A2, T4, 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.

- 4 You are advised that the various lower floor and rear extensions to the existing house, previously approved by two Certificates of Lawfulness for Existing Development (dated 17.11.10 ref 2010/3118/P and 21.12.17 ref 2017/3134/P respectively), should be substantially completed before the demolition hereby approved takes place, in order for these extensions to continue to be considered as lawful 'permitted development' to an existing house as defined by the Town and Country Planning (General Permitted Development) (England) Order 2015.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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