

Application ref: 2018/4406/P
Contact: Gideon Whittingham
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Date: 5 December 2018

Development Management
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Clarke Penman
Unit 11
Old Dairy Court
17 Crouch Hill
London
N4 4AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Clorane Gardens
London
NW3 7PR**

Proposal:

Replacement of existing single storey rear garage at ground floor level with single storey extension along with installation of 7x rooflights to main roof and hard and soft landscaping works to both front and rear gardens.

Drawing Nos: 6254_03_001_ LOCATION AND BLOCK PLAN; 6254_03_010_ EXISTING GROUND FLOOR PLAN; 6254_03_011_ EXISTING FIRST FLOOR PLAN; 6254_03_012_ EXISTING SECOND FLOOR PLAN; 6254_03_013_ EXISTING ROOF PLAN; 6254_03_020_ EXISTING SECTION AA; 6254_03_030_ EXISTING ELEVATION 1 // FRONT; 6254_03_031_ EXISTING ELEVATION 2 // WEST; 6254_03_032_ EXISTING ELEVATION 3 // REAR; 6254_03_033_ EXISTING ELEVATION 4 // EAST; 6254_03_110_ PROPOSED GROUND FLOOR PLAN; 6254_03_111_ PROPOSED FIRST FLOOR PLAN; 6254_03_112_ PROPOSED SECOND FLOOR PLAN; 6254_03_113_ PROPOSED ROOF PLAN; 6254_03_120_ PROPOSED SECTION AA; 6254_03_130_ PROPOSED ELEVATION 1 // FRONT; 6254_03_131_ PROPOSED ELEVATION 2 // WEST; 6254_03_132_ PROPOSED ELEVATION 3 // REAR; 6254_03_133_ PROPOSED ELEVATION 4 // EAST; 6254_03_114_ PROPOSED SOFT LANDSCAPE PLAN_REV A;

Arboricultural Survey and Report prepared by MWA Arboriculture Ltd dated 08 December 2016; Tree Protection Plan DEV150825-64TPP.

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 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 [6254_03_001_ LOCATION AND BLOCK PLAN; 6254_03_010_ EXISTING GROUND FLOOR PLAN; 6254_03_011_ EXISTING FIRST FLOOR PLAN; 6254_03_012_ EXISTING SECOND FLOOR PLAN; 6254_03_013_ EXISTING ROOF PLAN; 6254_03_020_ EXISTING SECTION AA; 6254_03_030_ EXISTING ELEVATION 1 // FRONT; 6254_03_031_ EXISTING ELEVATION 2 // WEST; 6254_03_032_ EXISTING ELEVATION 3 // REAR; 6254_03_033_ EXISTING ELEVATION 4 // EAST; 6254_03_110_ PROPOSED GROUND FLOOR PLAN; 6254_03_111_ PROPOSED FIRST FLOOR PLAN; 6254_03_112_ PROPOSED SECOND FLOOR PLAN; 6254_03_113_ PROPOSED ROOF PLAN; 6254_03_120_ PROPOSED SECTION AA; 6254_03_130_ PROPOSED ELEVATION 1 // FRONT; 6254_03_131_ PROPOSED ELEVATION 2 // WEST; 6254_03_132_ PROPOSED ELEVATION 3 // REAR; 6254_03_133_ PROPOSED ELEVATION 4 // EAST; 6254_03_114_ PROPOSED SOFT LANDSCAPE PLAN_REV A; Arboricultural Survey and Report prepared by MWA Arboriculture Ltd dated 08 December 2016; Tree Protection Plan DEV150825-64TPP.]

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

- 4 All hard and soft landscaping (including tree replacements) 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. 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.

- 5 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 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 London Borough of Camden Local Plan 2017.

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 proposal is similar to the extant permission granted on 22 March 2017 (2015/6734/P) in that it includes the erection of a single storey, rear ground floor extension that will link the garage space to the main. The excavation / basement floor level floor level forming part of ref: 2015/6734/P, does not however form part of this application.

The modern flat roof building is detailed with aluminium sliding doors but with brick to match the existing . The building has a flat roof and will be obviously modern compared with the house. The extension would assimilate with the host building with the use of brick but have a modern roof and windows. This is considered acceptable. The approved scheme had a heavier cornice style roof junction with multi-paned windows to match the house but arguably would have looked strange with on an obviously modern flat roofed extension. The rear extension is considered to respect the proportions of the main property in that it

would be subordinate and shall retain a large rear garden and therefore is not considered harmful to the conservation area. The associated elevational and roof alterations, including rooflights, fenestration and render enhance the character of the building.

The proposed extension is not considered harmful in terms of daylight and sunlight due to the size and scale of the extension, the size of the site and the location of the nearest residential windows. The extension includes rear elevation windows as per the existing situation and therefore it is not considered the development results in loss of privacy to neighbours.

As per ref: 2015/6734/P, one eucalyptus tree (identified as a category B tree) is proposed to be felled as part of the development works. An arboricultural report has been submitted in support of the application. The loss of the eucalyptus tree would result in very limited loss of visual amenity because of the presence of its more sustainable, neighbours to the west. The scheme includes replacement trees proposed to mitigate the loss of the eucalyptus tree.

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.

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 Listed Buildings and Conservation Areas 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, A3, D1, D2, CC1, CC2, CC3 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2018.

- 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.

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