

Application ref: 2018/2508/P
Contact: Ben Farrant
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Date: 18 December 2018

Development Management
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BPS(UK) Limited
14 Cedarhurst Drive
Eltham
SE9 5LP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Mount Vernon Apartments
Mount Vernon
London
NW3 6PZ

Proposal: Rear extension and alterations to existing garage to form a porter's office; raising of front boundary wall.

Drawing Nos: Location Plan (unnumbered), Existing Elevations (unnumbered), Existing Floorplans (unnumbered), Proposed Elevations (unnumbered), Proposed Floorplans (unnumbered) & Arboricultural Impact Assessment by MMarboriculture.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Location Plan (unnumbered), Existing Elevations (unnumbered), Existing Floorplans (unnumbered), Proposed Elevations (unnumbered), Proposed Floorplans (unnumbered) & Arboricultural Impact Assessment by MMarboriculture.

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

- 3 Before the relevant part of the work is begun, notwithstanding the details hereby approved, 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 sections at 1:10 of the proposed external doors (including jambs, head and cill);

b) Detailed design drawings at a scale of no less than 1:20 showing the interfaces between the raised wall and the existing wall and brick pier.

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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 *"Trees in relation to design, demolition and construction"*. 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.

- 5 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

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.

Proposed is the relocation of the existing porter's office from a basement to on site garage, and rear extension to the newly formed porter's office (1m depth; 2.7m width; 2.1m height). The boundary wall would be built up by 5 brick courses to obscure an increased roof height to the newly formed porter's office from the street, and French doors would be installed on the front elevation (to replace the existing garage doors).

It is noted that the garage is a modern addition to the host Listed Building, the garage is thereby curtilage listed as part of the wider site which is located within the Hampstead Conservation Area.

The alterations proposed are considered to be of an acceptable siting, scale and design (subject to securing further details by way of the attached conditions) and the increased height of the boundary wall would not cause harm to the character, appearance or historic interest of the property or surrounding conservation area. The details of the materials are an important element of this scheme and further details of the proposed brickwork and fenestration are required by condition. The capping stones to the boundary wall are a key element of the boundary treatment which runs along Froggnal and in order for the development to be considered acceptable these shall be removed and relaid atop the boundary wall once it has been increased in height. A condition would be added to require this approach.

The proposed alterations are therefore considered to have a neutral impact on the setting of the Listed Building and the surrounding Hampstead Conservation Area, serving to preserve the character, appearance and historic interest of the area.

It is acknowledged that the proposal would result in the net loss of 1no. parking space (garage), which is consistent with the aims of policy T1 of Camden's Local Plan (2017).

The proposed alterations would result in a minor increase in dimensions with 1m increase in depth and 400mm increase in height (to 2.1m high), and would have a good separation distance from neighbouring residential units of a minimum of 5m. As such, the proposal is considered not to unduly harm the

daylight, sunlight or outlook of neighbouring properties. Whilst the proposal may result in a higher number of visits to the garage than at present, given the position to the front of the estate adjacent to the highway, and existing balustrade preventing users from being in closer proximity to the nearby residential units than at present, this is unlikely to result in harmful levels of noise or additional overlooking than is achievable at present.

The scheme involves excavation in close proximity to a tree of high significance to the character of this part of the conservation area. An arboricultural report was submitted with the application which states that no works are within the root protection area of trees that are to be retained. A small shrub, T003, a cat. C hybrid Mahonia is proposed for removal in order to facilitate development. T003 is considered to be of low significance, its removal is considered acceptable. The Council's Trees Team was consulted on this application, and considered the works to be acceptable and not to result in harm to the significant tree, subject to the attached condition requiring details of tree protection to ensure adequate precautions are taken.

One objection was received in response to the public consultation which was supplemented by a report from a Structural Engineer. This has been duly noted with a full response in the attached Consultation Summary document.

The planning and appeal history of the application site has been considered in the determination of this application.

- 4 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 s.66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

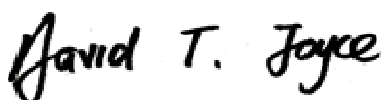
Given the above assessment, the proposed development is in general accordance with policies DH1, DH2 & NE2 of the Hampstead Neighbourhood Plan (2018), A1, A2, A3, D1, D2 & T1 of the Camden Local Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2018).

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 Joyce
Director of Regeneration and Planning