

Application ref: 2018/5519/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 25 January 2019

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

Clarke Penman
17 Crouch Hill
London
N4 4AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

12 Clorane Gardens
London
NW3 7PR

Proposal: Erection of an outbuilding, demolition of existing garage.

Drawing Nos: 6256_03_001 (Location Plan), 6256_03_033, 6256_03_032,
6256_03_033, 6256_03_031, 6256_03_010, 6256_03_131, 6256_03_134,
6256_03_010, 6256_03_131, 6256_03_134, 6256_03_010, 6256_03_011,
6256_03_111, Clorane Gardens Design and Access_REV_B

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 [6256_03_001 (Location Plan), 6256_03_033, 6256_03_032, 6256_03_033, 6256_03_031, 6256_03_010, 6256_03_131, 6256_03_134, 6256_03_010, 6256_03_131, 6256_03_134, 6256_03_010, 6256_03_011, 6256_03_111, Clorane Gardens Design and Access_REV_B]

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

- 3 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.

- 4 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4(major apps only), D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the method statement of the Design and Access Statement REV_B. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 and Policy BG13 of the Redington and Frognaal Neighbourhood Plan 2019-2044.

- 6 The outbuilding hereby approved shall remain ancillary to the use of the main property (12 Clorane Gardens) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

No. 12 Clorane Gardens is a semi-detached three storey building located within the Redington and Frogna Conservation area. The proposal is to demolish a single storey brick garage and replace it with a garden study to a slightly larger footprint. The existing garage is accessible from the street and from the rear garden.

Policy T2 of the Local Plan supports the re-development of off-street parking spaces for alternative uses. This is in order to reduce congestion and encourage more sustainable modes of transport.

The existing garage holds no architectural significance and its replacement is acceptable in design terms. The scale of the proposed outbuilding is similar to the existing garage although it would extend 3m along the boundary with no.12 Clorane Gardens. The increased depth would marry up with the a recently approved extension at no.12 Clorane Gardens (ref:2018/4406/P) and would not occupy a large part of the garden.

The two elevations facing the garden would be of dark stained timber cladding which will complement the garden setting. The flank elevation facing the street would be painted white to compliment the front elevations of the host building and no.12. The roof would be a green mature mat roof with a glazed rooflight.

The outbuilding would have windows that face towards the host building and would therefore not cause overlooking to neighbouring properties. The outbuilding would be 300mm higher than the existing garage that runs along the boundary with no. 12. The amenity impact in terms of added sense of enclosure or loss of light due to the increased height over the boundary with no. 12 would be mitigated by the approved extension (ref: 2018/4406). Overall the proposal is acceptable in amenity terms.

The proposal involves the removal of a Fatsia Japonica and Common Fig; the Council's Tree officer has said this is acceptable. A Cotoneaster Corubia has roots in close proximity to the existing garage. The Design and Access statement_REVB has been reviewed by the council's tree and landscaping officer. This shows that the minimal excavation within the RPA will take place and the existing foundations would be retained. The ground floor construction would be supported by piles with the maximum size of 89mm. Site investigation would also be carried out which involves displacing soil to a depth of 600mm to determine the optimal location for each pile. Overall the D&A_REVB

demonstrates that the proposal will not cause harm to mature trees and therefore meets the requirements of policies A2 and A3. A condition is attached to the decision to require, tree protection measures to be installed in accordance with the method statement of the D&A_REV_B.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered.

As such, the proposal is in general accordance with policies T2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal also accords with the policies of the Redington and Frognal Neighbourhood Plan 2019-2044. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

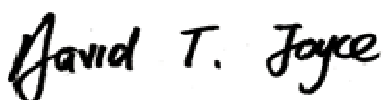
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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