

Application ref: 2018/6261/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 9 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Studio Mark Ruthven  
92 Prince of Wales Road  
London  
NW5 3NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**10 Nutley Terrace  
London  
NW3 5SB**

Proposal:

Partial demolition of existing building; external alterations including erection of front, side and rear ground floor extensions (following demolition of existing); and erection of two storey rear extension with rear roof terrace at first floor level.

Drawing Nos: NU2-X-001, NU2-X-002, NU2-X-101, NU2-X-102, NU2-X-103, NU2-X-104, NU2-X-200, NU2-X-300, NU2-X-301, NU2-X-302, NU2-X-303, NU2-X-304, NU2-X-151, NU2-X-152, NU2-X-154, NU2-X-250, NU2-X-350, NU2-X-351, NU2-X-352, NU2-X-353, NU2-X-354, NU2-P-002, NU2-P-101, NU2-P-102, NU2-P-103, NU2-P-200, NU2-P-201, NU2-P-300, NU2-P-301, NU2-P-302, NU2-P-303, NU2-P-304, DS14051501.04 & Tree Survey Report ref: DS14051501 by Patrick Stileman Ltd.

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: NU2-X-001, NU2-X-002, NU2-X-101, NU2-X-102, NU2-X-103, NU2-X-104, NU2-X-200, NU2-X-300, NU2-X-301, NU2-X-302, NU2-X-303, NU2-X-304, NU2-X-151, NU2-X-152, NU2-X-154, NU2-X-250, NU2-X-350, NU2-X-351, NU2-X-352, NU2-X-353, NU2-X-354, NU2-P-002, NU2-P-101, NU2-P-102, NU2-P-103, NU2-P-200, NU2-P-201, NU2-P-300, NU2-P-301, NU2-P-302, NU2-P-303, NU2-P-304, DS14051501.04 & Tree Survey Report ref: DS14051501 by Patrick Stileman Ltd.

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

- 4 Tree protection measures - Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings. 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.

- 5 The roof lights of the development hereby approved shall be conservation style, finishing flush with the roof slope.

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.

- 6 All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 7 Detailed photographic survey and annotated elevation of all brick embellishments and details, including the window apertures, chimneys, corbelling, dormer pediment details, gate arch and decorative keystone, tiling

and ridge tiles shall be provided to the local planning authority before the relevant part of the work is begun. Additionally the following shall be provided:

Details of all windows (1:20 plans);  
Detail of all rainwater goods (1:20 plans).  
Detail of front sliding gate (elevations).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved (to be reinstated).

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.

- 8 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of the relevant part of the works, 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
  - 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, D1, D2 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.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer