

Application ref: 2019/1035/P
Contact: David Peres Da Costa
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Date: 3 July 2019

Development Management
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SHH Architects
1 Vencourt Place
Ravenscourt Park
W6 9NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Branch Hill
London
NW3 7NA

Proposal:
Erection of a replacement carport including the relocation of plant extract ducts to roof of carport.

Drawing Nos: Acoustic Note prepared by Acoustics Plus dated 27/03/19; Design & Access Statement; (779)493_PL02; (779) 492_PL01; (779)004_PL01; (779)001_PL01; GrufeKit specification; GrufeKit product guide 2019; InstaGrufe DWG; How to maintain your GrufeKit; GrufeTile Specification Sheet

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:

Acoustic Note prepared by Acoustics Plus dated 27/03/19; Design & Access Statement; (779)493_PL02; (779) 492_PL01; (779)004_PL01; (779)001_PL01; GrufeKit specification; GrufeKit product guide 2019; InstaGrufe DWG; How to maintain your GrufeKit; GrufeTile Specification Sheet

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

- 3 Prior to first use of the car port, full details in respect of the living roof 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 A3, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Green noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The replacement carport would be 8.1m wide, 5.88m deep and the flat roof

would be 2.75m high. The roof of the rear sloping vent would be 3.16m high at its highest point. The carport would be 0.27m wider and 1.9m greater in depth than the existing car port. The flat roof would be 0.16m higher than the highest part of the pitched roof of the existing car port. The additional depth (1.9m increase) would be acceptable as most of the carport would be in a recessed part of the site and therefore the carport would only project 1.3m from the outer wall of the recess. As the carport is open on one side, the additional depth of the carport roof would not result in an appreciable increase in bulk. The proposed carport has the capacity for three cars (the same as existing) as well as two bicycles. The provision of two cycle parking spaces is consistent with condition 8 of the approval for the new house (2015/3377/P).

Following comments from Hampstead CAAC, the applicant has agreed to provide a green roof. The details of the green roof would be secured by condition. Hampstead CAAC also suggested a less strident fascia to the car port. The depth of the proposed fascia would be 0.10m greater than the existing fascia. As the applicant has agreed to provide a green roof, it is not considered feasible to reduce the depth of the fascia.

An acoustic report has been submitted to support the relocation of the plant extract ducts to the roof of the carport. An environmental health officer has reviewed the submission. There would be sufficient levels of noise mitigation to ensure the installation accorded with Policy A4. Conditions would be included to ensure the Council's noise thresholds were not breached.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received and the issues raised have been duly considered.

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 D1, D2, A4, T1 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer