

Application ref: 2019/2710/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 30 July 2019

Development Management
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The Tea Factory
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**14 Prince Arthur Road
London
NW3 6AU**

Proposal:

Variation of condition 3 (approved drawings) of planning reference 2018/4749/P dated 19/12/2018 for 'Erection of rear lower ground floor extension involving lowering existing floor level with ground floor terrace and removal of rear external staircase. Replacement of all existing dormers and rooflights. Side/rear fenestration alterations and garden level alterations.'; namely alterations to rear/side fenestration, rear dormer and material of rear extension.

Drawing Nos:

Superseded drawings: P2.1 Rev.E

Amended drawings: P2.1 - MMA Rev.D and P2.2 - MMA 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 the original planning permission ref 2018/4749/P dated 19/12/2018.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 planning permission 2018/4749/P dated 19/12/2018 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

EO.1; E0.2; E1.0; E1.1; E1.2; E1.3; E1.4; E1.4 Rev. B; E1.09; E2.0 Rev.B; E2.1 Rev.B; E3.0; E3.1 Rev.A; P0.2; P1.O Rev.D; P1.1; P1.2; P1.3; P1.4 Rev.B; P1.09 Rev.C; P2.0 Rev.B; P2.1 - MMA Rev.D and P2.2 - MMA Rev.B; P3.0; P3.1 Rev.A; 613/1 and arboricultural impact assessment ref. 613/2 by Michael Runge Garden Consultant dated September 2018.

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

- 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 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.

Informative(s):

- 1 Reason for granting consent:

Material changes from planning ref. 2018/4749/P dated 19/12/2018 include:

- alterations to rear/side fenestration on lower ground floor rear extension, rear patio door at ground floor and rear dormer;

- change of material of rear extension from enamelled metal to a blue enamel panel

The fenestration pattern at lower ground floor is proposed to be simplified and the vertical divisions would be retained. The rear door at ground floor will be replaced with a set of timber double doors in the same opening which is considered to improve these element. The rear dormer will retain its 3 pane appearance with the height of each window marginally increasing in height. These alterations would not detract from the host property.

The proposed change of material is acceptable given its location at lower ground floor and screening from the public realm. It identifies the extension as a modern addition and the proposed material would be high quality.

These proposed amendments are considered to be of an acceptable design quality and would overall result in minor changes to the approved scheme. The proposed alterations are considered to preserve the character and appearance of the host property and the Fitzjohns/Netherhall Conservation Area. The Council's Conservation Officer does not object to these alterations.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the scale, siting and design of the alterations the development is not considered to create additional amenity concerns in terms of overlooking, loss of privacy, light or a sense of enclosure.

The full impact of the scheme has already been assessed by virtue of permitted scheme, and it is considered that the amendments would have a minor material effect in terms of appearance, neighbouring amenity and general impact.

No comments or objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, and policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

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Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer