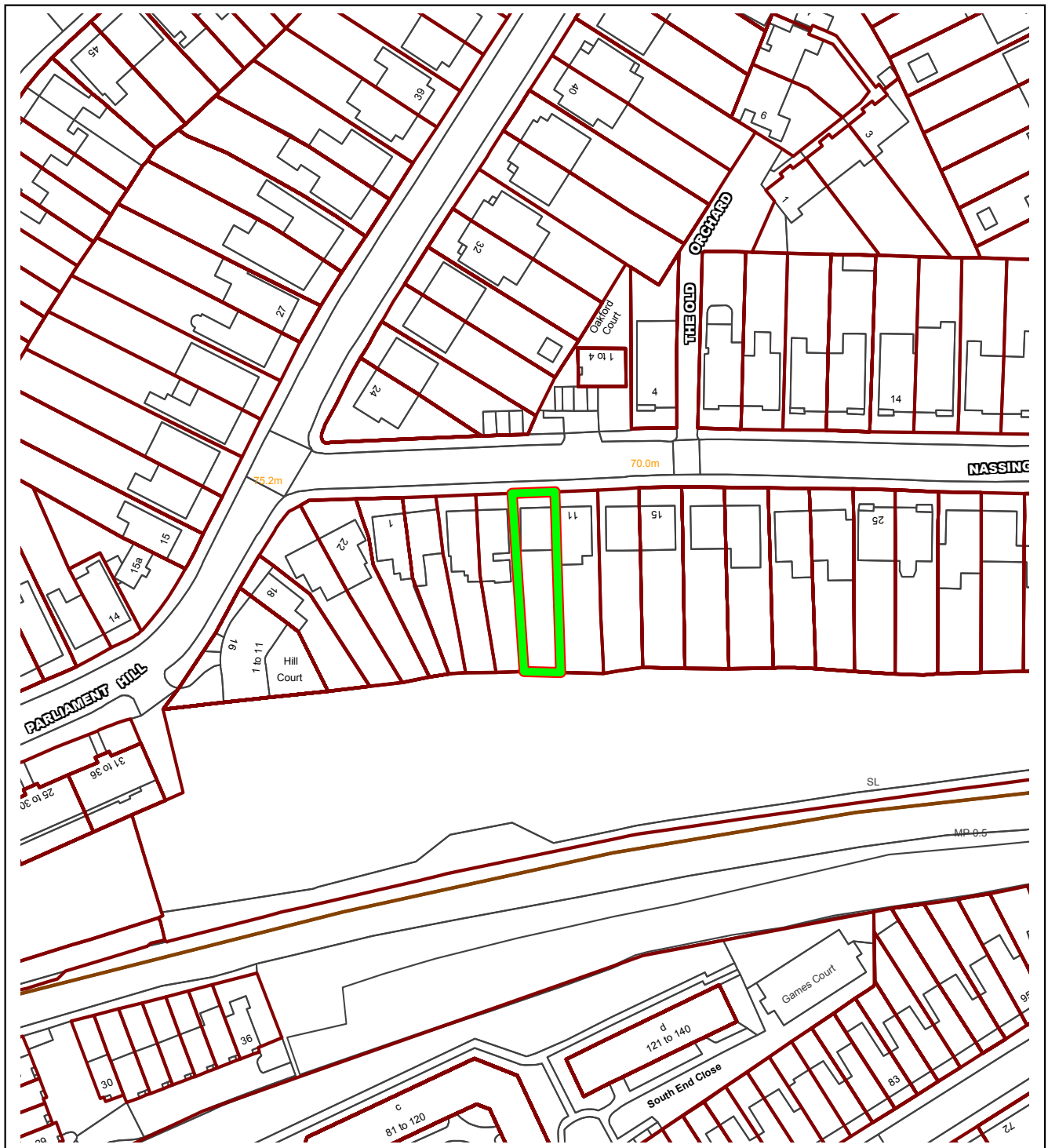


2019/2316/P - 9 Nassington Road NW3 2TX



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2019/2316/P - 9 Nassington Road NW3 2TX - Photographs



1. Aerial view showing no.9 with nos.7 to left and 11 to right



2. Front elevation



3. Front elevation and gap to no. 7



4. Rear elevation



5. Front garden



6. Rear extension to no. 11



7. Rear extension to no. 7

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	23/07/2019
		N/A		Consultation Expiry Date:	30/06/2019
Officer			Application Number(s)		
Thomas Sild			2019/2316/P		
Application Address			Drawing Numbers		
9 Nassington Road London NW3 2TX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension at lower ground floor level including formation of a roof terrace and widening of 2 upper ground floor rear windows to form doors; excavation and enlargement of existing lower ground floor level including formation of a front lightwell and new external side access steps; erection of roof dormers to side and rear roof slopes; alterations to rear and side fenestration.					
Recommendation(s):		Grant conditional planning permission			
Application Types:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	4	No. of objections	2
Summary of consultation responses: <i>Officer response in italics</i>	Site notice consultation: 19/06/2019 until 13/07/2019 Press notice consultation: 31/05/2019 until 24/06/2019			
	No. 7 Nassington Road objects- <ul style="list-style-type: none">• Side dormer window will enable overlooking into bathroom rooflight• Diesel generator will generate pollution and impact health of neighbouring occupants• Excavation to the front will impact the silver birch street tree• Roof terrace will enable direct overlooking to side kitchen window			
	<u>Officer response</u> <ul style="list-style-type: none">• <i>The proposed dormer window would be obscure glazed and overlooking would not be possible.</i>• <i>An informative is added to advise that development is required to comply with Camden’s environmental health minimum standards which covers pollution, noise and hours of operation</i>• <i>The proposed 1.7m high side-facing privacy screen would prevent overlooking in this direction</i>			
	Garden Flat, 19 Frognal comments- <ul style="list-style-type: none">• The trial pit records are reported in the BIA as appended, but this is not the case			
	<u>Officer response:</u> <i>The trial and opening up locations are included within the Campbell Reith BIA Audit report under Appendix 3</i>			
	No 13 Nassington Road comments- <ul style="list-style-type: none">• Neighbouring occupant suffers from health condition that would be impacted by diesel fumes associated with construction			
	<u>Officer response:</u> <ul style="list-style-type: none">• <i>The release of diesel fumes during construction is not a material planning concern; however applicants and their contractors are required to meet Camden’s minimum requirements in respect to noise and dust pollution and this includes an obligation for community liaison with neighbours.</i>			
	No 11 Nassington Road objects- <ul style="list-style-type: none">• Proposed side dormer would unbalance the semi-detached pair• The proposed rear extension is excessively long• The ground excavation is excessive in scale and will inconvenience neighbours			

	<ul style="list-style-type: none"> The ceiling height in the lower ground floor is excessive and the scale of works increases threat of destabilisation of the house and the adjoining one at no. 11 Proposed terrace depth is excessive and would increase overlooking and loss of privacy <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <i>Visibility of the side dormer from the front and rear would be limited due to the narrow 2.3m separation gap between nos. 7 and 9. Full visibility of both side slopes of the semi-detached pair of houses would not be possible, and as such there would not be clear and obvious unbalancing.</i> <i>The rear gardens are substantial; the proposed extension would project 2.5m further to the rear than the existing conservatory at no.11, but would match the depth of the adjoining extension on the other side at no.7 which is not considered excessive in scale. The maximum height would not exceed that of the adjoining extension at no. 11 and would be sloped down to reduce its bulk and mass.</i> <i>The properties are substantial in their proportions with comparable floor to ceiling heights on the raised ground floor. A full Basement Impact Assessment has been submitted and audited as part of this application. The audit has found that the proposed methods would ensure the safety of the house and neighbouring structures if implemented in accordance with the approved documents.</i> <i>The terrace depth would project 0.8m further than that currently enjoyed by no. 11. It would be stepped in so as to not allow direct overlooking into rear windows at no. 11.</i>
Hampstead CAAC	<p>Hampstead CAAC (comment)</p> <ul style="list-style-type: none"> Consider than the widened front apron over the basement extension should have planting <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <i>The front garden plans indicate tiered planting to the front of the lightwell comparable to the adjoining situation at no. 11. A planning condition would be attached requiring full details of the proposed front garden landscaping to ensure the development has an adequate amount of planting to maintain the character of the front garden and streetscene.</i>
Hampstead Neighbourhood Forum	<p>Hampstead Neighbourhood Forum (objection)</p> <ul style="list-style-type: none"> Concerns over the impact of the side dormer on the character of the conservation area <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <i>See response to objection from no.11 above. Nassington Road does not have an unaltered roofscape. A number of other comparable houses have side dormers added. The narrow side gap limits visibility to the wider area. The proposal at no. 9 would be of an appropriate size and siting within the roof slope so as to remain clearly subordinate. As such its impact would not be significant and would not result in harm to the special character of the conservation area.</i>

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Site Description

9 Nassington Road is a four-storey semi-detached Victorian dwellinghouse. The building is noted as being a positive contributor within the surrounding South Hill Park Conservation Area and sits within the Hampstead Neighbourhood Plan Area.

Relevant History

9 Nassington Road

March 2019 - 2018/6076/P – Permission refused for erection of a hip-to-gable roof extension including a rear dormer extension

The proposed hip-to-gable roof extension, by reason of its design, scale and bulk, would appear as an incongruous and visually intrusive alteration, unbalancing the symmetry with the adjoining property at no. 11 Nassington Road, which would be detrimental to the character and appearance of the building, streetscene and South Hill Park Conservation Area

7 Nassington Road

March 2009 - 2009/0099/P – Permission granted for additions and alterations in connection with the erection of a single storey rear extension at lower ground floor level and alterations to the existing rear roof terrace and provision of a brown roof at upper ground floor level, all for residential purposes (Class C3).

11 Nassington Road

March 1992 – PL/9200061/ - Permission granted for the erection of a bay window and excavation of lightwell at basement Level

December 1997 - PW9702356R1 - Permission granted for erection of a single storey rear conservatory and a rear first floor balcony and alteration of two windows to a doors at rear first floor level

May 2005 - 2005/1422/P – Permission granted for the replacement of an existing rear extension with balcony by a new full width single storey rear extension with terrace above, and erection of a rear dormer and installation of two rooflights on the side and one to front.

Relevant policies

National Planning Policy Framework 2019

London Plan 2017

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG Amenities (2018)

CPG Altering and extending your home (2018)

South Hill Park Conservation Area Statement (2001)

Hampstead Neighbourhood Plan

Policy DH1 Design

Policy DH2 Conservation areas and listed buildings

Assessment

1. Proposal

- 1.1. The scheme involves the following elements- the erection of a single storey rear extension at lower ground floor level measuring 5.4m deep, 7.2m wide and between 3.3m and 3.8m high. A roof terrace would be created across part of the extension roof to a max depth of 2m.
- 1.2. Widening and lowering of two raised ground floor rear window openings to form doors to access the roof terrace; widening of two 2nd floor rear windows to align with those below; alterations to side elevation fenestration.
- 1.3. Excavation and enlargement of existing lower ground floor level including formation of a front lightwell and new external side access steps.
- 1.4. Erection of dormer roof extensions to side and rear roof slopes.

2. Revisions

- 2.1. Drawings were revised to include a privacy screen to the terrace to inhibit direct overlooking into no. 7.
- 2.2. The proposed design of the front lightwell was revised to preserve a larger apron to the front boundary and reduce the visual impact of the excavated area to the front garden character.
- 2.3. To ensure the rear extension remains clearly subordinate, its width was set in by 0.5m from the side to enable a clear differentiation between the extension massing and the rear facade of the host building.

3. Assessment

Design and heritage

- 3.1. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.
- 3.2. CPG 'Altering and extended your home' recommends that proposals should be secondary to the building being extended, be built from materials that are sympathetic to the existing building wherever possible, respect and preserve the original design and proportions of the building including any existing architectural features, respect and preserve the historic pattern and established townscape of the surrounding area, retain the open character of existing natural landscaping and garden amenity and allow for the retention of wildlife corridors.
- 3.3. Policy DH1 of the Hampstead Neighbourhood Plan Development advises that proposals should demonstrate how they respect and enhance the character and local context by responding

positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings

Rear extension

- 3.4. Lower level rear extensions with roof terraces above are noted on a number of neighbouring houses, including on either side of the host property with a large extension at no. 7 and a smaller conservatory at no.11. Permission was granted for these extensions at no. 7 in 2009 (ref 2009/0099/P) and at no. 11 in 2005 (ref. 2005/1422/P). An extension as proposed at no. 9 is therefore considered acceptable in principle within the context of its surroundings.
- 3.5. The proposed single storey rear extension would extend 5.4m to the rear of the host building at lower ground floor level. This depth would match that of the adjoining extension at no.7. The extension would be close to full width but would retain a 0.5m setback from the flank elevation to enable clear differentiation between the main building and the addition. It would not result in the removal of any special architectural features of note. The host property is a sizeable house, 4 storeys high and about 10m deep, and so the overall scale of the extension is considered to remain subordinate to the host building. The extension would not be visible from the street in the public realm and would have little visibility to the surroundings generally.
- 3.6. The extension massing is stepped and sloped down from the rear facade to a height of 2.7m with a 0.6m high glazed element above. The floor to ceiling height of the extension has been achieved by excavating the existing ground level; however the maximum height of the structure would still match the height of the adjoining extension to no. 11.
- 3.7. The extension would be largely glazed with some elements of painted render.
- 3.8. The extension would allow for the retention of an ample rear garden space measuring 7.4m x 6.1m.

Side and rear dormers

- 3.9. Nassington Road presents an altered roofscape and as such the principle of appropriate dormer windows has been established. Rear dormer windows are fairly characteristic of the surroundings, being noted on nos. 17-27. The proposed rear dormer would be traditionally detailed with timber sash windows. The siting and size would comply with Camden Policy Guidance, set down 1m below the main roof ridge, 0.5m above the eaves and 0.7m in from the boundary parapet with no. 11. The proposed dormer would allow a significant proportion of roof slope to remain and would appear subordinate in scale to the overall roof form and not result in unacceptable harm to the building's character.
- 3.10. As noted above, this road has an altered roofscape and side dormers are also noted on comparable houses nearby, namely nos. 17 and 19. The proposed side dormer would be set down 0.7m below the main roof ridge and 0.5m from the roof hips and eaves. Its unusual triangular shape is similar but smaller than that evident at no.19. The structure would be clad in lead appropriate to the building's age and architectural character. Visibility of the dormer to the front and rear would be extremely limited due to the narrow 2.3m separation gap between nos. 7 and 9, and both side slopes of the semi-detached pair are not visible from the street at the same time. As such, there would not be undue impact on this semi-detached pair of houses' symmetry and balance.

Changes to side facing fenestration

- 3.11. The proposed changes would rationalise the current arrangement of side windows, reinstating windows in a matching timber sash style. As previously noted, the separation gap between

nos. 7 and 9 is narrow and these changes would not be readily apparent to the surroundings except for a brief glimpse when passing the gap. The proposed windows would be appropriate to the building's age and architectural style.

Widening of raised ground floor windows to form terrace doors

- 3.12. The proposals would widen the two raised ground floor rear facing windows by 0.8m to form timber French doors to the terrace. The equivalent windows at the adjoining no. 11 have previously been altered to provide doors to this property's roof terrace. As such there is not complete symmetry between the pair of houses at present and this widening would not result in significant harm to the building's appearance.

Widening of second floor rear facing windows

- 3.13. The 2 second floor rear facing windows would be widened by 100mm. This would not result in a significant change to the building's character or appearance. In order to safeguard the character and appearance of the building and surroundings, a condition would be attached requiring replacement window frames to be timber, appropriate to the building's age and architectural style, and for all work of making good be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Front lightwell and bay window

- 3.14. No.11 Nassington Road has previously in 1992 enlarged its lower ground level and excavated a front lightwell. The lightwell proposed at no.9 would be of similar appearance to that at no. 11, with tiered planting areas and would retain an area of natural ground level immediately behind the front boundary wall in front of the new bay window. Front lightwells and visible windows of lower ground floor levels are characteristic of much of the south side of Nassington Road, including across all nos. 1-7 and then again from 11-35. The prevailing landscaping character is for small shrubs and/or low level hedging. Plans include the provision of a planted apron alongside the front boundary wall and a tiered area within the lightwell. A condition will require full details of the front garden landscaping to ensure an appropriate soft landscaped character to both the house and street is maintained.
- 3.15. The proposed new front lightwell window would replicate the style and ornament of the existing bay window above it.
- 3.16. Overall, the changes to the front elevation including the lightwell would not be detrimental to the character and appearance of the host building and streetscene.
- 3.17. Overall the proposals would not result in unacceptable harm to the building's appearance or character, nor that of the surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan and Policy DH1 of the Hampstead Neighbourhood Plan.
- 3.18. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Excavation of basement and lightwell

- 3.19. No. 9 Nassington Road contains an existing lower ground floor level but with varying headroom heights. The front part of this maintains a low floor-to-ceiling height of between 1.7m and 2m and as such is not fully habitable space. The floor level across the lower ground floor level would be excavated by between 1.3m and 2m to create a higher and consistent floor to ceiling height. The proposals would essentially enlarge the lower ground level to the front of the

house, and create a front garden lightwell with new bay window.

- 3.20. CPG Basements requires that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should comply with these criteria: f) not comprise of more than one storey; g) not be built under an existing basement; h) not exceed 50% of each garden within the property; i) be less than 1.5 times the footprint of the host building in area; j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; k) not extend into or underneath the garden further than 50% of the depth of the garden; l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and m) avoid the loss of garden space or trees of townscape or amenity value.
- 3.21. The proposed excavation does not create an entirely new basement floor but rather creates a larger and deeper existing lower ground floor within the footprint of the building itself. It would remain subordinate to the host building and property and would meet the above-mentioned policy criteria and the general requirements of CPG Basements in relation to scale and extent. It would not project significantly beyond the existing footprint of the building and would retain tiered planting and an area of natural ground level adjacent to the front boundary.
- 3.22. The applicants have submitted a Basement Impact Assessment and this has been audited by the Council's appointed structural engineers Campbell Reith. The audit noted that the Basement Impact Assessment (BIA) has been prepared by appropriately qualified authors. It is accepted that there will be no impact to the wider hydrogeological environments. A SUDS strategy is proposed to mitigate impacts to the hydrological environment. A construction methodology is presented, including outline sequencing and propping arrangements. A ground movement assessment (GMA) is presented indicating damage to neighbouring structures will be a maximum of Burland Category 1 (Very Slight). Movements impacting the highway have been assessed as negligible. The audit concluded that the proposed works would meet the requirements of CPG basements.
- 3.23. Given the nature of the scheme being an enlargement to an existing lower ground floor rather than a full basement excavation, it is considered that a Construction Management Plan would not be required.

Neighbour amenity

- 3.24. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 3.25. CPG Amenity states that the Council will expect development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree and the extent of overlooking will be assessed on a case-by-case basis.
- 3.26. The proposed extension would be 2.5m longer than the existing 2.9m deep rear extension to no. 11; this additional projection would rise between 1.3m and 1.5m above the existing garden boundary walls and fencing. This scale of development would not result in significant impact on no. 11's amenity through loss of outlook or daylight.
- 3.27. The adjacent extension at no. 7 is sited on higher land and would remain 1.5m deeper than the proposed one at no. 9. The proposed structure would not rise above the height of the existing boundary wall and fence with no. 7 with the exception of the added privacy screen which would rise 1.5m above. Given its 3m separation to the closest side window at no. 7 and the glazed roof situation to that extension, the privacy screen would not on balance result in an

unacceptable impact on daylight to the neighbour's kitchen.

- 3.28. A proposed 1.7m high privacy screen would prevent direct overlooking to the side extension window of no. 7.
- 3.29. The existing terrace at no. 11 does not incorporate a privacy screen. The proposed roof terrace would adjoin this existing terrace to the same depth of 1.2m and then step out a further 0.8m. It is considered that the depth and setback arrangement of this terrace would not allow any direct overlooking into adjoining windows.
- 3.30. The proposed side dormer would be obscure glazed and as such would not allow overlooking to the opposite roof light at no.7. A condition would be attached to the permission requiring installation as such.
- 3.31. The side elevation contains a total of 6 existing windows. The proposed new arrangement of windows would utilise only obscure glazing and as such would reduce levels of overlooking compared to the existing situation.

Trees

- 3.32. The applicant has provided an arboricultural survey and proposed tree protection measures which have been reviewed by the Council's Tree and Landscape Officer. The proposals include the removal of a pear tree in the rear garden, which is not considered to be noteworthy or of significance to the character of the conservation area. The other existing trees in the rear garden would be retained and protected through the measures outlined in the approved tree protection document.
- 3.33. The basement excavation to the front would be to within 2m of an adjacent street tree and this is considered acceptable subject to the implementation of the approved tree protection measures during construction.

4. Recommendation

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th September 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/2316/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 11 September 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

UV Architects
Unit F
Flat Iron Yard
14 Ayres Street
London
SE1 1ES

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**9 Nassington Road
London
NW3 2TX**

Proposal:

Erection of single storey rear extension at lower ground floor level including formation of a roof terrace and widening of 2 upper ground floor rear windows to form doors; excavation and enlargement of existing lower ground floor level including formation of a front lightwell and new external side access steps; erection of roof dormers to side and rear roof slopes; alterations to rear and side fenestration

Drawing Nos: EX(00)000, EX(00)001; EX(00)002; EX(00)003; EX(00)004; EX(00)010; EX(00)020; EX(00)021; AL(D3)001 Rev A, AL(D3)002 Rev C; AL(D3)003; AL(D3)004; AL(D3)010 Rev B; AL(D3)011 Rev A; AL(00)020 Rev D, AL(D3)021 Rev B; Basement Impact Assessment LBH4572 ver 1.1 April 2019; Structural Methodology Report RT/SMS/4811 April 2019; 4811-SM01, 4811-SM02; 4811-SM03; 4811-SK01; 4811-SK03; 4811-SK04; SUDS Strategy LBH4572suds Ver 1.0; BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan - Advanced Tree Services (Nov 2018)

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: EX(00)000, EX(00)001; EX(00)002; EX(00)003; EX(00)004; EX(00)010; EX(00)020; EX(00)021; AL(D3)001 Rev A, AL(D3)002 Rev C; AL(D3)003; AL(D3)004; AL(D3)010 Rev B; AL(D3)011 Rev A; AL(00)020 Rev D, AL(D3)021 Rev B; Basement Impact Assessment LBH4572 ver 1.1 April 2019; Structural Methodology Report RT/SMS/4811 April 2019; 4811-SM01, 4811-SM02; 4811-SM03; 4811-SK01; 4811-SK03; 4811-SK04; SUDS Strategy LBH4572suds Ver 1.0; BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan - Advanced Tree Services (Nov 2018)

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

- 3 All external work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution. In particular all replacement window and door frames other than those of the approved extension shall be in timber materials.

Reason: In order to safeguard the character and appearance of the building and surrounding area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 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 approved BS5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree constraints Plan, Arboricultural Method Statement and Tree Protection Plan. 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.

- 6 The proposed side facing dormer windows hereby approved shall be obscure glazed and retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to any development within the front garden, full details of the proposed front garden hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, 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 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://www.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+11-02-2019.pdf/0465df06-0c40-474a-dd04-5039812bd3cd> 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

Director of Regeneration and Planning