

Application ref: 2019/2851/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 19 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Firstplan  
Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**13 Woodchurch Road**  
**London**  
**NW6 3PL**

Proposal: Erection of a single storey ground floor rear extension, reconstruction of existing lean-to conservatory and installation of a rear ground floor terrace, including, new storage facility to the front elevation infilling of the lightwell, installation of rooflights to the existing building structure and installation of 2 x air condenser units to the rear of the building all association with the increase of the capacity of the nursery to from 80 to 100 pupils.

Drawing Nos: 001; 002; 003 REVA; 100 REVA; 101 REVA; 102 REVA; 150; 151; 152; 200 REV; 201 REVA; 202 REVA; 203 REVA; 204 REVA; 211 REVA; 250; 251; 252; 253; 260; Arboricultural Report commissioned by Marcus Foster Arboricultural Design & Consultancy dated 7th May 2019; Design and Access Statement commissioned by KWA no date; Evidence of Childcare Demand commissioned by n family club; Transport Statement commissioned by TTP Consulting Specialist dated May 2019; Planning and Heritage Statement commissioned by First Plan dated May 2019 and Management Plan commissioned by n family club no date.

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: 001; 002; 003 REVA; 100 REVA; 101 REVA; 102 REVA; 150; 151; 152; 200 REV; 201 REVA; 202 REVA; 203 REVA; 204 REVA; 211 REVA; 250; 251; 252; 253; 260; Arboricultural Report commissioned by Marcus Foster Arboricultural Design & Consultancy dated 7th May 2019; Design and Access Statement commissioned by KWA no date; Evidence of Childcare Demand commissioned by n family club; Transport Statement commissioned by TTP Consulting Specialist dated May 2019; Planning and Heritage Statement commissioned by First Plan dated May 2019 and Management Plan commissioned by n family club no date.

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 policies D1 and D2 of the Camden Local Plan 2017.

- 4 The total numbers of pupils accommodated at the nursery/pre-school shall not exceed 100, following the erection and occupation of the classroom hereby approved:

To ensure that the use of the classroom does not result in generating unacceptable vehicular traffic which may add to local traffic congestion, in accordance with requirements of policies T1 and T2 of the Camden Local Plan 2017.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 and A3 and D1 and of the Camden Local Plan 2017.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Marcus Foster Arboricultural Design and Consultancy ref. AIA/MF/044/19 dated 7th May 2019. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 Camden Local Plan 2017.

- 7 Prior to the commencement of landscaping works full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] 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, D1 and D2 of the Camden Local Plan 2017.

- 8 The external noise level emitted from plant, machinery or equipment at the development with suggested mitigation measures hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 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 Camden Local Plan 2017.

- 9 Prior to use, machinery, plant or equipment 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.

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 Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the demolition of the rear conservatory and erection of a single storey rear extension at ground floor level, a new raised decking with timber screen is proposed that adjoins the new rear addition along the east elevation. A new infill extension is proposed and timber canopy along

the side extension to the flank elevation and new roof lights are proposed on the existing building structures. It is also proposed to install air condenser units to the rear all associated with the increase of the nursery capacity to 100 spaces. To the front elevation, it is proposed to erect bin, pram and cycle storage enclosures, it is also proposed to install timber screening to the front of the existing infill structure between the ground and first floors.

The proposed rear extension along the west elevation would replace the existing conservatory and would occupy a similar footprint measuring 4.4m in width, 3m in depth and 3.4m in height (with a mono-pitched roof). It is proposed to install a raised terrace measuring 2.3m in depth x 2.4 to 2.7m in width with storage area below following the relocation of the existing external staircase. The proposed terrace would be clad in timber measuring 1.1m in height with three circular windows it is also proposed to replace the existing door with fixed glazing.

It is proposed to install a free standing air conditioning unit which would be located behind the building structures to the rear of the site (east), the air condenser unit would be similar in size and location with no. 11 Woodchurch Road and are considered to be set a sufficient distance away from the host building. Thus, no harm is caused to its original character and design. The proposed AC unit would have negligible visual impact on the character and appearance of the wider area.

The proposed alterations to the rear east elevation would involve the construction of a flat roof over the existing void between the existing structures with a new canopy proposed along the depth of the existing building structures. The overhanging canopy would reduce solar gain into the classrooms at the rear of the building, the existing brick wall would be partially demolished and 3 x 1200mm Bifold doors would be installed that leads onto the proposed canopy area. New circular roof lights are proposed on the existing building structures flat roof for additional daylight into the classrooms.

The proposed rear extension, terrace and associated alterations would have a modern design with simple detailing and no objection is raised in terms of its design and appearance. In terms of location, form, scale, proportions and dimensions the proposed alterations and extension is considered subordinate to the host property and would respect and preserve the character of the host property. Given that the proposed rear extension would be largely screened by the surrounding trees to the rear garden it would not be intrusive.

An Arboricultural report was submitted with the application and 2 x tree (T4) False Acacia and (T11) Holly Tree have been identified as hazardous or in poor condition and are recommended for removal based on poor structural form and nursery playground location. To the front elevation a mature Lime tree (T1) sited off site on the front northern boundary with the public highway should be preserve and protected. The tree officers recommends tree protection measures are carried out during development works. As such, suitable conditions have been attached.

The scheme of hard and soft landscaping submitted is acceptable in principle and includes a varied and appropriate range of planting types. As full details of

species and product specification are yet to be forthcoming, full landscaping details are to be secured via condition.

The existing notice board and brightly coloured store would be removed along the west elevation and replaced with 5x 240 litre wheelie bins enclosure. Although the proposal would alter the existing front elevation of the building the views of the proposed storage facilities would have minimal impact on the building and the wider area.

Given that the bin store would be secluded at the corner of the front garden shielded by mature tree, the rest of the alterations to the rear of the property would be minor in scale. As such, would not harm the appearance and character of the existing building.

Cumulatively, the proposed alterations and extensions would not harm the architectural integrity of the existing building and are acceptable in design terms.

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

The number of nursery spaces has been reduced from 115 to 100 spaces increasing the nursery from 80 to 100 pupils. Following re-consultation with our transport planners, the reduction of the amount of pupils by 15 is considered acceptable. The technical note which is dated 27th August 2019 states that the arrivals and departures for a nursery are less intensive in the AM and PM peaks than for a school. Although the travel times for nurseries is more dispersed than times for schools, both uses have appreciable numbers of movements either side of the peaks. It would therefore be reasonable to deduce that not all arrivals and departures would occur during the peak hours. The overall consensus is, if the worst case scenario of the extra traffic movements occurs in the peaks, it would amount to 6 cars per hour. Nevertheless, this would not be sufficient grounds for refusal. As such, no objection is raised in this instance.

The proposal is not considered harmful to the amenities of the neighbouring properties in terms of loss of daylight, outlook or privacy. The amenities of the adjoining property would be protected given the location of the proposed extension that would occupy a similar footprint to the existing. The rear canopy would be positioned along the front elevation of the existing building structures that would have limited harm with the neighbouring amenities. The proposed decking would not cover an area outside the existing paved area in the rear garden and would be shielded by a 1.8m in height boundary. Thus, the proposed development would not significantly harm the amenity of adjoining residential occupiers in terms of outlook and privacy.

The Council's Noise Officer has reviewed the submitted acoustic report and has confirmed that the proposal would comply with Camden's minimum plant noise criterion, which would be subject to planning conditions.

No objection has been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, D2 and A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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 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.
- 4 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer