

Application ref: 2018/3618/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 23 September 2019

**Development Management**  
Regeneration and Planning  
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Michael Brod Architect  
26 Belsize Lane  
Belsize Park  
NW3 5AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**The Cottage**  
**2A Templewood Avenue**  
**London**  
**NW3 7XA**

Proposal:

Erection of single storey front and rear extensions (following partial demolition of existing property) including a riased roof height; external alterations including formation of covered front porch, paving and landscaping works

Drawing Nos: 1514-S1, 1514-S2, 1514-S3, 1514-1E, 1514-2E, 1514-3E, 1514-4D, 1514-5C, 1514-6D & Arboricultural Report ref:1-38-4492/2 by John Cromar's Arboricultural Company Ltd dated 23rd August 2019

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 policies 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: 1514-S1, 1514-S2, 1514-S3, 1514-1E, 1514-2E, 1514-3E, 1514-4D, 1514-5C, 1514-6D & Arboricultural Report ref:1-38-4492/2 by John Cromar's Arboricultural Company Ltd dated 23rd August 2019.

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

- 4 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural addendum report dated 23rd August 2019 ref. 1-38-4492/2 by John Cromar's Arboricultural Company Limited. 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.

- 6 Prior to the 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.
- 3 Reasons for granting permission.

The site is within sub-area 5 of the Redington Frogna Conservation Area; it is not a listed building, nor is it noted as a positive contributor within the conservation area statement. There are no nearby listed buildings which would be impacted as a result of the works.

The design of the proposal has been amended since the original submission to include a single storey rear extension, front extension and porch (both with hipped roofs) and alterations to the roof form.

Whilst front extensions are not typically desirable due to their often prominent nature, in this instance, the proposal is considered to be of an appropriate design and an acceptable scale. It is noted that this property differs from the surrounding properties in terms of its context, and is set back from no.2. The roof would match the style of the existing property, and would maintain the existing roof height. By reason of the set back of the property and the stepped building line of the street, the proposal would not be unduly prominent in views, nor would it cause harm to the character and appearance of the conservation area. As such, the proposal by reason of the specific scale, design, site and context, in this rare instance is considered to be acceptable.

The proposed rear extension would be of an acceptable siting, scale and design, having a simple form and being clearly subordinate to the host

property. Whilst the addition would have a large footprint, the height of the addition would be reduced from the existing arrangement and would not serve to dominate the property or the site. The extension would not result in harm to the character or appearance of the property or surrounding area, and given its siting to the rear, it would not be immediately visible in public views. Whilst the addition would have a more modern finish, with a large soffit detail, given the existing property is itself a later addition of a more modern design, it is considered not to result in harm. As such, the proposal is considered on balance to be acceptable in this instance and would not result in harm to the character, appearance or historic interest of the host property or surrounding conservation area.

The remaining alterations to the property including the canopy and fenestration alterations are similarly considered to be acceptable (subject to a condition requiring further details of materials), and would not result in harm to the character, appearance or historic interest of the property or surrounding area.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the siting, scale and design of the proposed additions, coupled with the proximity to neighbouring properties, the proposal is considered not to result in undue harm to surrounding residential amenities. Whilst it is acknowledged that the proposal would cut through a 45 degree line taken from the rear window of no.2, given the boundary treatment and level of vegetation in the area, the proposal would not impact on their residential amenities. Similarly, given the existing arrangement, the proposal would not result in undue harm to the occupiers of no.42.

- 4 An arboricultural report was submitted with the application which has been assessed by the Council's tree officer, and is considered to be acceptable subject to the attached conditions. A sedum roof would be incorporated on the flat roof of the existing and new extension. A green roof would be preferable as it encourages improved biodiversity value rather than a sedum roof which provides limited biodiversity value. A condition has been attached to ensure that all options are considered and the appropriate green roof would be installed.

One objection was received from a neighbour, with a further comment from the Heath & Hampstead Society's arboricultural advisor, both have been duly noted and addressed within the consultation summary. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2, A1, A2, A3, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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