

Application ref: 2019/3734/P
Contact: Josh Lawlor
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Date: 1 October 2019

Development Management
Regeneration and Planning
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Marek Wojciechowski Architects Ltd.
First Floor
66-68 Margaret Street
LONDON
W1W 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

16 Bracknell Gardens
London
NW3 7EB

Proposal: Erection of a single-storey extension and loggia to rear, replacement of fenestration at rear ground and first floor levels. Removal of existing rear extension and loggia, landscaping and tree works, associated alterations

Drawing Nos: P_00_Location Plan, D_O1, D_O2, D_O7, D_O8, D_O9, D_10, D_11, D_12, D_20, P_O1, P_O2, P_O7, P_O8, P_O9, P_O10, P_11, P_12, Tree Report dated 2019.07.02, L2443-S-16-001

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policy 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 [P_00_Location Plan, D_O1, D_O2, D_O7, D_O8, D_O9, D_10, D_11, D_12, D_20, P_O1, P_O2, P_O7, P_O8, P_O9, P_O10, P_11, P_12, Tree Report dated 2019.07.02, L2443-S-16-001]

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

- 4 Prior to the relevant works taking place on site, full details of hard and soft landscaping shall be 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 London Borough of Camden Local Plan 2017.

- 5 Trees - Protection measures

Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the method statement of the Arboricultural Report prepared by John Cromar's Arboricultural Company Limited dated 2/07/2019. 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.

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 application building has an existing glazed single storey extension which is not considered to be sympathetic to the design and character of the original building or wider conservation area. The proposed extension would have the same depth as the existing extension, with a marginal increase in height, which is considered acceptable, given that the flat roof of the existing extension steps down slightly. The height of the extension would be lower than the neighbouring two-storey extension at no. 14 and be of a similar height to the single storey extension at no. 18, and is therefore would respect the established heights and depths of neighbouring rear development. The extension would be secondary the building being extended, in terms of scale, proportions, dimensions.

The materiality of the extension would be red brick with fired clay fascia and umber sandstone for the extension walls. This is considered complimentary to the host building and an improvement on the existing extension. It is considered that the use of glass at ground floor would not dominate and would provide a lightweight appearance.

There is an existing pergola also attached to the rear of the property. Its replacement with a similar design comprised of fired clay and brickwork with a glazed roof is considered acceptable. The proposed materials are more sympathetic to the host building than the existing. The replacement of the white rear patio doors with metal doors would be acceptable in design terms. The replacement of single glazed windows with double glazed units is acceptable in principle. The new windows would have the same glazing bar pattern as the existing and be timber framed and white painted.

The proposed extension is unlikely to give rise to residential amenity impacts given that the proposed extension would largely replicate the proportions of the existing extension, with the extension largely contained by existing boundary treatments.

The arboricultural report has been assessed by the council's tree and landscaping officer, who is satisfied that mature trees would be adequately protected on site subject to a condition to ensure that the tree protection measures are carried out as recommended, and subject to further details of hard and soft landscaping within the rear garden.

No objections were received prior to the determination of this application. One comment was received which is responded to in the 'consultation summary' sheet. The Hampstead CAAC raised no objection to the proposal. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history of the site and surrounding area were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, D1, D2, A2 and A3 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 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.

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



Daniel Pope
Chief Planning Officer