

Application ref: 2019/4480/P
Contact: Laura Hazelton
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Date: 14 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Sutherland Hussey Harris Architects
99 Giles Street
Edinburgjh
EH6 6BZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Bacon's Lane
London
N6 6BL

Proposal:

Erection of single storey rear extension and infill extension to southern corner at ground floor level with new external patio; erection of new front porch and creation of second entrance door; re-cladding of existing garage and partial conversion to habitable room; erection of new garage to southern boundary for 1 x parking space and new boundary wall; 2 x new rooflights to east and west roofslope.

Drawing Nos: L-001, EX-P-001, EX-P-002, EX-P-003, EX-P-004, EX-E-011, EX-E-012, EX-E-013, PL-P-001, PL-P-002, PL-P-003, PL-P-004, PL-P-005 rev A, PL-E-011, PL-E-011, PL-E-012, PL-E-013, PL-E-014, PL-E-015, PL-E-016, PL-E-017, PL-E-018, PL-D-031 and Arboricultural Impact Assessment and Method Statement ref: 3BACON001/09/19 dated 13/09/2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: L-001, EX-P-001, EX-P-002, EX-P-003, EX-P-004, EX-E-011, EX-E-012, EX-E-013, PL-P-001, PL-P-002, PL-P-003, PL-P-004, PL-P-005 rev A, PL-E-011, PL-E-011, PL-E-012, PL-E-013, PL-E-014, PL-E-015, PL-E-016, PL-E-017, PL-E-018, PL-D-031 and Arboricultural Impact Assessment and Method Statement ref: 3BACON001/09/19 dated 13/09/2019.

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 London Borough of Camden Local Plan 2017 and policies DH2 and DH3 of the Highgate Neighbourhood Plan 2017.

- 4 Before the brickwork is commenced for the new boundary wall, garage, and rear extension, sample panels of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 and policies DH2, DH3 and DH6 of the Highgate Neighbourhood Plan 2017.

- 5 The rooflights hereby approved shall be conservation-style, to sit flush with the existing roofslope.

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 and policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017.

- 6 No development shall take place until 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 replacement trees, 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 and policies OS2 and DH10 of the Highgate Neighbourhood Plan 2017.

- 7 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies OS2 and DH10 of the Highgate Neighbourhood Plan 2017.

- 8 Trees to be retained shall be protected during construction work in accordance with the recommendations set out in the Arboricultural Impact Assessment and Method Statement ref: 3BACON001/09/19 prepared by Thor's Trees and 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 and policies OS2 and DH10 of the Highgate Neighbourhood Plan 2017.

- 9 Prior to commencement of the relevant works, full details in respect of the living roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include

- a) a detailed scheme of maintenance
- b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- c) 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

- 10 The on-site garages shall provide parking spaces for no more than two motor vehicles.

Reason: To ensure that the development does not increase on-site parking provision in accordance with policy T2 of the London Borough of Camden Local Plan 2017 and policy TR1 of the Highgate Neighbourhood 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://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 above the printed name and title.

Daniel Pope
Chief Planning Officer