

Application ref: 2019/4254/P
Contact: John Diver
Tel: 020 7974 6368
Date: 22 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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AZ Urban Studio
2 John Street
LONDON
WC1N 2ES
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**21 Maresfield Gardens
London
NW3 5SD**

Proposal: Extensions and alterations including removal of three storey bay and replacement with part single, part two storey rear extension with upper ground floor terrace; enlargement of rear dormer window and installation of no.2 rooflights to rear main roof; new window to front at lower ground level and replacement of rear windows.

Drawing Nos:

Existing: 01 (R00), 02 (R00), 03 (R01), 04 (R01), 05 (R00), 06 (R00), 07 (R00), 08 (R00), 09 (R00), 10 (R00), 11 (R01), 12 (R01), 13 (R02), 14 (R01), 15 (R01).

Proposed: 16 (R01), 17 (R01), 18 (R01), 19 (R02), 20 (R02), 21 (R02), 22 (R02), 23 (R02), 24 (R01), 25 (R01), 26 (R01).

Supporting: Design and Access / Heritage / Planning Statement prepared by AZ Urban Studio (dated 19/08/19); Arboricultural report prepared by Andrew Day consultancy (dated 06.11.19); Tree Protection Plan (dated 07.09.19)

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 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: Existing: 01 (R00), 02 (R00), 03 (R01), 04 (R01), 05 (R00), 06 (R00), 07 (R00), 08 (R00), 09 (R00), 10 (R00), 11 (R01), 12 (R01), 13 (R02), 14 (R01), 15 (R01). Proposed: 16 (R01), 17 (R01), 18 (R01), 19 (R02), 20 (R02), 21 (R02), 22 (R02), 23 (R02), 24 (R01), 25 (R01), 26 (R01).

Supporting: Design and Access / Heritage / Planning Statement prepared by AZ Urban Studio (dated 19/08/19); Arboricultural report prepared by Andrew Day consultancy (dated 06.11.19); Tree Protection Plan (dated 07.09.19)

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

- 4 Prior to the commencement of works to construct the rear extension hereby approved (other than demolition), the existing rear garden outbuilding shall be demolished and removed from site. Prior to the end of the next available planting season following construction of the rear extensions hereby approved, the rear half of the back garden shall then be relandscaped and made good.

Reason: To ensure that an appropriate proportion of rear garden is retained to maintain the character, visual amenity as well as biodiversity value of the area and to ensure that the development does not place additional stress upon local drainage infrastructure in accordance with the requirements of policies D1, D2, A2, A3 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Typical details including sections, plans and elevations at 1:10 of all new windows (including jambs, head and sill);

b) Typical details including sections, plans and elevations at 1:20 of timber glazed panels to rear extension;

c) Manufacturer's specification details / a sample of reconstituted stone facing material to the rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);

d) Manufacturer's specification details of rear rooflights, both of which are to remain 'conservation style' with flush finish and central glazing bars;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 6 A) A 1.8m tall privacy screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected to the northern side of the upper ground floor rear terrace (facing towards no.23) prior to first use and shall be permanently retained as such.

B) The side glazing facing south (towards no.19) to the rear extension at upper ground floor level shall be obscure glazed and fixed shut. The obscure glazing shall be permanently retained thereafter.

Reason: In order to prevent unacceptable overlooking of the neighbouring occupiers and to ensure that mitigation measure remains visually appropriate in accordance with the requirements of policies G1, D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 7 A) The development hereby approved shall be constructed in strict accordance with the recommendations and methodologies set out within the Arboricultural report and tree protection plans prepared by Andrew Day consultancy (dated 06.11.19 and 07.09.19 respectively). 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.

B) Prior to the end of the next available planting season following construction, no.2 replacement trees shall be planted within the rear garden of the property with replanting species, position and size to be carried out in accordance with The Tree Protection Plan prepared by Andrew Day consultancy (dated 07.09.19) unless otherwise approved by the local planning authority in writing.

Reason: To ensure that the development will not have an adverse effect on existing trees where shown as to be retained and in order to maintain the character and amenities of the area in accordance with the requirements of policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 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 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.

- 4 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.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

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