

Application ref: 2019/3093/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 28 November 2019

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

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HOMES DESIGN LTD  
40 Wise Lane  
Mill Hill  
London  
NW7 2RE  
london

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Maisonette Basement And Ground Floor**  
**9 Thurlow Road**  
**London**  
**NW3 5PJ**

Proposal:  
Erection of single storey outbuilding with green roof to rear garden  
Drawing Nos: Site Location Plan, Block Plan, 8002, 8003, 8004, B005-C, 8006-B, 8008, TPP\_9THURLOW\_2\_A, TPP\_9THURLOW\_1\_A, Arboricultural Impacts Assessment & Method Statement produced by Arboricultural Solutions LLP, Zinco Planning Guide Green Roof 4.0, Green Roof sections, Protected Species & Habitat Survey ref. CE1352 dated 12/11/2019

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 [Site Location Plan, Block Plan, 8002, 8003, 8004, B005-C, 8006-B, 8008, TPP\_9THURLOW\_2\_A, TPP\_9THURLOW\_1\_A, Arboricultural Impacts Assessment & Method Statement produced by Arboricultural Solutions LLP, Zinco Planning Guide Green Roof 4.0, Green Roof sections, Protected Species & Habitat Survey ref. CE1352 dated 12/11/2019]

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection method statement of the Arboricultural Report prepared by Arboricultural Solutions dated September 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, A3 and D2 of the Camden Local Plan.

- 5 Prior to the end of the next available planting season, details of two replacement trees shall be submitted to and approved by the local planning authority in writing. The details should include replanting species, position, date and size as well as the dimensions of any tree pits within hard landscaping. Any replacement trees 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

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 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The living roof shall be fully provided in accordance with the approved details prior to first use 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.

- 7 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (Maisonette Basement And Ground Floor Flat, 9 Thurlow Road) and shall not be used for any sleeping accommodation, or for any other purposes whatsoever, including separate residential accommodation, or as business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with policy A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the installation of the living roof, a detailed scheme of maintenance shall be submitted to and approved by the local planning authority in writing.

The living roof shall thereafter be 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.

- 9 Prior to the commencement of construction/demolition works on site, the biodiversity protection and enhancement measures shall be installed in accordance with appendix 2 of approved Protected Species & Habitat Survey ref. CE1352 dated 12/11/2019. The protection and enhancement measures shall then remain permanently in place, unless otherwise agreed in writing by the local authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016), Policies A3 and CC2 of the London Borough of Camden Local Plan 2017 and policies NE1 and NE2 of the Hampstead Neighbourhood Plan 2018

Informative(s):

- 1 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.

- 2 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.

- 3 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).
- 4 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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