

Application ref: 2019/5675/P  
Contact: Kristina Smith  
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Date: 23 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Coppin Dockray Architects  
56 Highpoint  
North Hill  
London  
N6 4AZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Studio House**  
**5 A Templewood Avenue**  
**London**  
**NW3 7UY**

Proposal:

Refurbishment of single dwelling house including replacement of first floor extension; front extension; and landscaping and boundary alterations

Drawing Nos: OS Map; 1803-EX-01; 1803-EX-10; 1803-EX-11; 1803-EX-12; 1803-EX-15; 1803-EX-16; 1803-EX-17; 1803-EX-18; 1803-EX-20; 1803-EX-21; 1803-PL-01 (Rev B); 1803-PL-10; 1803-PL-11 (Rev A); 1803-PL-12 (Rev A); 1803-PL-15 (Rev A); 1803-PL-16 (Rev A); 1803-PL-17 (Rev A); 1803-PL-18 (Rev A); 1803-PL-20 (Rev A); 1803-PL-21; 1803-PL-21 (Rev A); Planning, Heritage, Design and Access Statement; Arboricultural and Planning Impact Integration Assessment Report (dated 13 November 2019); Tree Survey Plan; Site Note Assessment March 2020 (prepared by Wood Consulting)

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: OS Map; 1803-EX-01; 1803-EX-10; 1803-EX-11; 1803-EX-12; 1803-EX-15; 1803-EX-16; 1803-EX-17; 1803-EX-18; 1803-EX-20; 1803-EX-21; 1803-PL-01 (Rev B); 1803-PL-10; 1803-PL-11 (Rev A); 1803-PL-12 (Rev A); 1803-PL-15(Rev A); 1803-PL-16 (Rev A); 1803-PL-17 (Rev A); 1803-PL-18 (Rev A); 1803-PL-20 (Rev A); 1803-PL-21; 1803-PL-21 (Rev A); Planning, Heritage, Design and Access Statement; Arboricultural and Planning Impact Integration Assessment Report (dated 13 November 2019); Tree Survey Plan; Site Note Assessment March 2020 (prepared by Wood Consulting)

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

- 4 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) Details of the black metal cladding including manufacturer's specification and drawings (including elevation, section and plan) at 1:10 showing the relationship between the new works and the existing building.

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.

- 5 The project arboriculturalist shall be retained throughout the duration of the development, and shall oversee and supervise all site activity in so far as trees may be affected, including demolition works, foundation excavations and construction activities as well as the provision of tree protection measures.

Prior to the commencement of any works on site:

- a.) details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and 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.

b.) a written scheme of supervision works, including monthly reporting and site inspection arrangements and the responsibilities of the project arboriculturalist, shall be prepared in consultation with the Council's Tree officer and submitted to and agreed in writing by the Local Planning 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.

- 6 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.

Informative(s):

- 1 Reasons for granting permission.

The application refers to works to an existing single dwelling house, originally built in the 1960s and of architectural merit, but subsequently undergone various unsympathetic alterations and extensions.

At first floor level, an insensitive mansard extension would be replaced with a contemporary addition clad in black finned metal with timber windows to match those elsewhere on the building. The new first floor extension would read less as a subordinate roof extension than an additional storey; however, it would have an improved relationship with the host building and a well-considered, high quality design. As such, the proposed roof extension is acceptable. Details of the black metal cladding shall be secured by condition.

A single storey front extension is proposed to the south corner. It would be set back slightly from the building line of the principal elevation and be of the same aesthetic to the roof extension, highlighting it as a distinct and contemporary addition.

Elsewhere on the building, an insensitive glazed roof enclosing an inner courtyard will be removed, allowing the original plan of the building to be better understood.

It is noted that an AC unit, initially proposed to be installed in the rear garden, no longer forms part of this application.

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.

The additional massing and new window openings would be situated sufficiently far away from neighbouring windows for there to be no impact on neighbouring amenity.

Due to the proximity of the works to a veteran oak tree (T15), the Council's tree officer has reviewed the proposals in detail. The scheme involves a very minor, almost negligible incursion in to the root protection area (RPA) of the tree. Further trial pit investigation was carried out to further assess rooting activity around the site of the proposed extension and therefore the impact of the revised scheme on T15.

Both the initial trial pit investigation results and the additional results have confirmed that the boundary wall between the tree and the application site has broadly speaking acted as a root barrier inhibiting root ingress in to the application site. The low number and diameter of the roots that are required to be severed are not considered to be impactful to the health of the tree. The foundation type of both the boundary wall and the proposed extension nearest T15 have been designed to minimise the impact on the tree. Several conditions are attached to ensure the works can be carried out without harming the oak tree. These include more detail on tree protection measures, a condition that requires the project Arboriculturalist to be retained to oversee and monitor the works to monitoring; and a condition requiring details of foundations.

No objections have been received prior to making this decision but comments have been received from the Heath & Hampstead Society in respect of the veteran oak tree. The comments are covered in an associated consultation summary. The planning history of the site has been taken into account when coming to this decision.

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

- 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 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.
  
- 4 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



Daniel Pope  
Chief Planning Officer