

Application ref: 2018/6373/P  
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Date: 27 February 2019

**Development Management**  
Regeneration and Planning  
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Yabsley Stevens Architects  
18 A Broadlands Road  
London  
N6 4AN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**15 Bisham Gardens**  
**London**  
**N6 6DJ**

Proposal: Erection of a single storey infill extension to the rear flank elevation at ground floor level with associated fenestration alterations.

Drawing Nos: 1810 00A1001, 1810 00A1002, 1810 00A1003 REVA, 1811 00A1004 REVA, 1812 00A1005, 1814 00A1006, 1810 00A1001 REVB, 1810 10A1001 REVB, 1810 10A1002 REVB, 1810 10A1003 REVB, 1810 10A1004 REVB and 1810\_15.

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 1810 00A1001, 1810 00A1002, 1810 00A1003 REVA, 1811 00A1004 REVA, 1812 00A1005, 1814 00A1006, 1810 00A1001 REVB, 1810 10A1001 REVB, 1810 10A1002 REVB, 1810 10A1003 REVB, 1810 10A1004 REVB and 1810\_15.

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

- 4 All hard and soft landscaping works, including the retention of Cherry Tree T1 as noted on the plans, shall be carried out in accordance with the approved details prior to the occupation for the permitted use of the development.

Any 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, 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.

#### Informatives:

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a single storey infill extension to the rear flank elevation. The proposed extension would measure approximately 2.1m in width x 6.4m in depth and 3.0 to 3.5 in depth and would infill the unutilised side patio area. The proposal would extend 2m further than the neighbouring infill addition. However, a third of the properties within this part of the street include infill rear additions of various designs. Thus, the proposal would not disrupt the uniformity or symmetry of the properties within the immediate area.

The extension would be constructed in matching brick, with two sloping rooflights and a raised parapet wall on the boundary. The principle of the proposal is considered acceptable given the character and pattern of development within this part of the street. The rear infill addition would be subordinate to the host building and would not harm the character and appearance of the host building or surrounding area.

The rear elevation of the extension would comprise aluminium sliding doors with black stained timber panels. The roof would be a combination of roofing membrane and grey slate. Overall the design approach is acceptable.

The proposals include enlargement of the existing patio into the raised garden area. A tree survey identified that the cherry tree identified on the plans has a diameter of 75mm or less and therefore does not merit reporting. However the drawings show that the rear planting bed would be configured to retain the multi-stem tree. No objections are therefore raised to the enlargement of the

patio by way of excavation, subject to a condition to retain the tree which would ensure that the character and appearance of the conservation area is preserved.

The proposed extension would not project above the boundary wall with no.13 Bisham Gardens. There is no windows to the flank elevation of the neighbouring property. As such, the proposal would not have an impact on the neighbouring property that would be detrimental in terms of loss of privacy, outlook or increased overlooking.

No objections were received prior to making this decision. 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,A2, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; Policy S05.2 Highgate Neighbourhood Plan 2017 and the National Planning Policy Framework 2019.

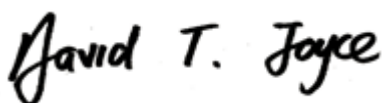
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

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 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning