

Application ref: 2020/0971/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 7 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Union4 Planning
30 Stamford Street
South Bank
London
SE1 9LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Elm Tree House
13 Netherhall Gardens
London
NW3 5RN

Proposal:

Erection of 2 x dormers to rear roofslope; removal of 3 x existing dormers; removal of external staircase; alterations to fenestration; demolition of the existing ground floor extension on the southern side of the building.

Drawing Nos: AP.04.1 Rev A, AP.04.2 Rev A, AP.04.3 Rev A, AP.04.4 Rev B & AP.10.1

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 AP.04.1 Rev A, AP.04.2 Rev A, AP.04.3 Rev A, AP.04.4 Rev B & AP.10.1

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

Informative(s):

- 1 Reasons for granting permission:

Amendments: Removal of all rooflights, removal of 4 x side dormers to front gables and alterations to 3rd floor level rear dormer windows.

After amendments, the proposed development is considered acceptable. The Council's conservation team have reviewed the revised proposal and raise no objections. The removal of the external staircase, third floor level front and rear dormers, and demolition of the non-original ground floor extension are all considered to enhance the character and appearance of the subject property. The proposed alterations to the second floor rear dormers are also considered to be an improvement and would bring a degree of symmetry and uniformity to the roof level fenestration. All proposed window and door alterations are considered to be acceptable. All new and replacement windows would be timber with an appropriate opening mechanism and any surrounding detailing is to be either preserved or replicated as necessary. The new third floor level rear dormers are considered to be subordinate to the host dwelling and would respect the hierarchy of fenestration.

It is considered that there would be no significant detrimental impact to residential amenity. The only increase in mass would be the new third floor level rear dormers. These dormers would be contained to the rear roof slope, and would sit comfortably within the slope appropriately inset from the ridge, eaves and both edges.

The proposed window alterations are not considered to afford any new view into neighbouring properties. There are no neighbouring habitable windows in close proximity to south, west and east of the subject property.

The windows on the northern elevation would replace the existing glazed doors, no new openings would be created to facilitate the windows. It is not considered that any new views would be afforded beyond what has been established by the existing fenestration. The existing external staircase is not considered to act as a privacy screen or significantly obstruct views north of the property.

Due to the difference in orientation and similar alignment, the new north facing windows, and newly unobstructed north facing windows, are not considered to give clear views into the west facing residential flats of Imperial towers. Only the existing unobstructed north facing windows are positioned far enough west in relation to Imperial Towers to allow occupiers to look back into the west facing residential flats of Imperial Towers, this relationship has already been established and is not exacerbated by the proposed development.

- 2 Five responses were received following statutory consultation. These responses have been addressed in the associated consultation summary document. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the New London Plan intended to publish 2020, and the National Planning Policy Framework 2019.

- 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.

- 5 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.

- 6 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).

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer