

Application ref: 2020/0299/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 7 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Yabsley Stevens Architects
18 A Broadlands Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

15 Bisham Gardens
London
N6 6DJ

Proposal: Variation of condition 4 (hard and soft landscaping works) of planning permission 2018/6373/P dated 27.02.2019 for the erection of a single storey infill extension to the rear flank elevation at ground floor level with associated fenestration alterations; namely, removal of reference to incorrectly labelled cherry tree.

Drawing Nos: Statement by R.Howorth & Co.Ltd. chartered Arboriculturist and Building Surveyors dated 19th February 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 the original planning permission ref 2018/6373/P dated 27.02.2019

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 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.

Informative(s):

- 1 Reason for granting permission-

This application seeks permission to vary condition 4 (hard and soft landscaping) which requires the retention of Cherry Tree T1.

The condition also state that 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.

At present, the property contains multi-stemmed Viburnum along its side boundary along the rear garden that was incorrectly identified as a Cherry Tree and a Statement was received from the Arboriculturalist that confirmed that the tree is of insufficient diameter to warrant comment as per BS5837 :2012 (Trees

in relation to design, demolition and construction). This British Standard notes that only trees with a diameter of 75mm or greater should be recorded and considered

Whereas the parent application was subject to aforementioned condition this application instead seeks to vary the permission to allow Multi-stem Viburnum trees to be removed.

No objection is raised by the Council's Tree officers and no objection was received in relation to the proposed variation.

The site's planning history was taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposed development would be in general accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with Policy S05.2 Highgate Neighbourhood Plan 2017, as well as the London Plan 2016 and the NPPF 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 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer