

Application ref: 2019/1309/P
Contact: David Fowler
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Date: 12 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
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STUDIOCARVER
30 Newman Street
London
W1T 1LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
49 Flask Walk
London
NW3 1HH

Proposal:

Reconstruction of existing three storey rear extension with altered roof profile and some excavation to lower floor and garden levels; new green roof and rooflight on rear roofs; alterations to rear and side fenestration; replacement windows to front and rear; erection of ground floor rear side infill extension and new rear bay window; new bin store below front garden.

Drawing Nos: 1802_PL_020 B, 100 B, 101 B, 200 B, 300 B, 301 B, 302 B; Structural Engineering Report and Construction Method Statement, Rev 3 by Price and Myers dated April 2020; Desk Study and BIA, Issue no 2 by GEA dated April 2020; 28439-INV.01-08; 28439- SK01-04.

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:
1802_PL_020 B, 100 B, 101 B, 200 B, 300 B, 301 B, 302 B; Structural Engineering Report and Construction Method Statement, Rev 3 by Price and Myers dated April 2020; Desk Study and BIA, Issue no 2 by GEA dated April 2020; 28439- INV.01-08; 28439- SK01-04.

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 including sections at 1:10 of all windows (including jambs, head and cill) and external doors;
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include -
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation 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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposal as revised seeks to reconstruct the existing rear wing with altered roof profile and lower floor levels, alter the fenestration to the rear, erect a rear infill extension and new bay window.

The infill extension, bay window and alterations to the fenestration are all in keeping with the architectural character of the host building. The altered roof profile of the rear wing with a flat roof and green roof is also considered appropriate. The extensions and alterations will be subordinate and sympathetic in size and design and will not harm the character and appearance of the host building and conservation area. The originally proposed rear mansard roof has been deleted from the application following officer negotiations.

The location of the refuse store under the garden will not be visually prominent and is considered acceptable. The doors were moved from the front of the wall to the side of the wall in the front garden.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The three-storey extension will be rebuilt to the same height in its existing location. The bay window and infill extension are located against a neighbouring flank walls and thus will not cause any amenity impact in terms of loss of light, outlook or privacy and of light pollution.

The proposed excavation comprises the lowering of the rear of the property by around 200mm and the rear garden by up to 1200mm. The Council's engineering consultants consider that there will be no potential impacts to surface water and groundwater (subterranean flows) nor to stability of surrounding properties. They have confirmed that the Basement Impact Assessment complies with Camden's policies and guidance on basements.

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.

No objections have been received prior to making this decision. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2 and BA1 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 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.

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