

Application ref: 2020/1893/P
Contact: Thomas Sild
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**9 Nassington Road
London
NW3 2TX**

Proposal: Variation to Condition 2 (Approved drawings) of planning permission 2019/2316/P granted 18 September 2019 for erection of single storey rear extension at lower ground floor level including formation of a roof terrace and widening of 2 upper ground floor rear windows to form doors; excavation and enlargement of existing lower ground floor level including formation of a front lightwell and new external side access steps; erection of roof dormers to side and rear roof slopes; alterations to rear and side fenestration; **CHANGES PROPOSED** to design of the rear extension

Drawing Nos:

SUPERSEDED:

AL(00)020 Rev D; AL(D3)001 Rev A, AL(D3)002 Rev C; AL(D3)010 Rev B; AL(D3)011 Rev A

PROPOSED:

AL(00)020 Rev E; AL(D3)002 Rev D; AL(D3)001 Rev B; AL(D3)010 Rev C; AL(D3)011 Rev B

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 2019/2316/P granted 18 September 2019

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2019/2316/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: EX(00)000, EX(00)001; EX(00)002; EX(00)003; EX(00)004; EX(00)010; EX(00)020; EX(00)021; AL(D3)001 Rev B, AL(D3)002 Rev D; AL(D3)003; AL(D3)004; AL(D3)010 Rev C; AL(D3)011 Rev B; AL(00)020 Rev E, AL(D3)021 Rev B; Basement Impact Assessment LBH4572 ver 1.1 April 2019; Structural Methodology Report RT/SMS/4811 April 2019; 4811-SM01, 4811-SM02; 4811-SM03; 4811-SK01; 4811-SK03; 4811-SK04; SUDS Strategy LBH4572suds Ver 1.0; BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan - Advanced Tree Services (Nov 2018)

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

- 3 All external work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution. In particular all replacement window and door frames other than those of the approved extension shall be in timber materials.

Reason: In order to safeguard the character and appearance of the building and surrounding area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved BS5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree constraints Plan, Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local 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 The proposed side facing dormer windows hereby approved shall be obscure glazed and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of works to the front garden, full details of the proposed hard and soft landscaping and means of enclosure to the front garden shall be submitted to and approved by the local planning authority in writing. 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 achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

This application seeks to vary the approved design of the lower ground floor rear extension. The revised plans omit the 0.5m glazed panel feature to the

side flanks, and introduce a flat rather than mono pitched roof. A side-facing window would be included in the extension's western flank wall. The proposed changes are minor and would not result in significant impact on the overall appearance of the extension or host building. The alteration would not introduce any significant impact on the amenity of neighbouring occupants through loss of daylight or outlook, and the proposed side facing window would be at a lower level, below the existing boundary wall and fence with no. 7 Nassington Road would not introduce additional overlooking.

The full impact of the proposed development has previously been assessed. The proposed amendments are considered to preserve the character of the surrounding South Hill Park Conservation Area.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. 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.

The proposed amendment is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and policy policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.
- 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.

- 4 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