

Application ref: 2020/1855/P
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Date: 24 June 2020

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London Borough of Camden
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David Long Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**99 South End Road
London
NW3 2RJ**

Proposal:

Variation of condition 3 (Approved plans) of planning permission 2019/4437/P dated 11/03/2020 (for internal and external alterations to the main dwelling including the erection of a single storey rear extension, formation of new external staircase with metal balustrade, replacement of pitch roof to the front elevation; new window and door arrangements; replacement of the garage door, re-opened passageway side passage door and new internal staircase arrangement), namely, to amend the north elevation facade design of the rear annexe and to erect an enlarged bin and cycle store in the front garden.

Drawing Nos: DD-033; PP-002 Revision C; PP-003 Revision REVC; PP-004 Revision E; PP-005 Revision D; PP-010 Revision C; PP-011 Revision C; PP-012 Revision C; PP-013 Revision B; PP-030 Revision B; SP-001 Revision B; SL-001 - Site Plan; Revised Design and Access Statement by DLA Architecture, Interiors and Development Management dated February 2020; Heritage Significance, Impact Assessment and Justification Statement by Heritage Information Ltd dated February 2020.

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 permission ref: 2019/4437/P dated 11/03/2020.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: DD-033; PP-002 Revision C; PP-003 Revision REVC; PP-004 Revision E; PP-005 Revision D; PP-010 Revision C; PP-011 Revision C; PP-012 Revision C; PP-013 Revision B; PP-030 Revision B; SP-001 Revision B; SL-001 - Site Plan; Revised Design and Access Statement by DLA Architecture, Interiors and Development Management dated February 2020; Heritage Significance, Impact Assessment and Justification Statement by Heritage Information Ltd dated February 2020.

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

- 4 The trees to be retained shall be protected from damage in accordance with the details of tree protection approved under ref: 2020/1900/P dated 03/06/2020.

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 and policies DH1, DH2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 6 The green roof shall be provided in accordance with the details approved under ref: 2020/1900/P dated 03/06/2020, prior to the first occupation of the

development and shall be permanently retained and maintained thereafter. .

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 and policies DH1, DH2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 7 All hard and soft landscaping works shall be carried out in accordance with the landscape details approved under ref: 2020/1900/P dated 03/06/2020, by no later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reason for granting permission-

The overall scheme remains essentially the same as previously approved on 11/03/2020 and continues to be acceptable. The amendment seeks to make minor changes to the internal arrangement and north elevation of the annexe building and to erect a new enlarged bin and cycle store in the front garden.

The amendments comprise minor changes to the elevations of the annex building including the location of the pergola which would form part of the landscaping works against the rear annex and, following a reorganised internal layout, a new fenestration/façade treatment of the annex. The proposed door opening would be enlarged and new fixed glazed panel and vertically planked door with oak side panels would be installed. These alterations are considered acceptable and appropriate to the annex building in design and heritage terms.

In the front garden, the approved bin store would be enlarged to incorporate a new fully enclosed cycle storage area with integrated electric vehicle charging point. The cycle storage would meet the minimum requirement for a single dwellinghouse (2 spaces per unit). The larger store is acceptable in scale, location and revised design would not detract from the design and setting of the host listed building.

The proposal is considered to preserve the character, appearance and setting

of the host building and its annex, as well as preserve the character and appearance of the conservation area. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed hard and soft landscaping scheme was approved on 05.06.2020 (2020/1900/P). It remains acceptable as a sufficient amount of soft landscaping would be retained and the tree would be adequately protected.

Given the nature of the proposed works, it is not anticipated that there would be any impact with the amenities of the neighbouring property.

No objections were received prior to the determination of this application. The planning and appeal 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, D1, D2 and T1 of the Camden Local Plan 2017, and with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment