

Application ref: 2020/1750/P  
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Date: 23 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Square Feet Architects  
95 Bell Street  
London  
NW1 6TL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Coach House**  
**24 Upper Park Road**  
**London**  
**NW3 2UT**

Proposal:

Erection of single storey rear extension and installation of front gates

Drawing Nos: (1923\_L\_) 005, 008, 011, 012, 015, 016, 017, 019, 020, 025, 028revA, 031revA, 032revC, 035revC, 036revA, 037revA, 039revA, 040revA, 045revA, 1923-D-003revD, 3004, Bauder XF118 Wildflower Blanket Product Datasheet, Substrate datasheet and Maintenance Plan

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: (1923\_L\_) 005, 008, 011, 012, 015, 016, 017, 019, 020, 025, 028revA, 031revA, 032revC, 035revC, 036revA, 037revA, 039revA, 040revA, 045revA, 1923-D-003revD, 3004, Bauder XF118 Wildflower Blanket Product Datasheet, Substrate datasheet and Maintenance Plan

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

- 4 Prior to the commencement of works on site, the tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report inc. tree protection plan by Phelps Associates ref. PS3000 dated 01/04/2020 and drawing number 3400. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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.

- 5 Prior to end of the next planting season (November - March) following the completion of development, 1no. *Carpinus betulus* "Frans Fontane" (fastigiate hornbeam tree) shall be planted as an extra heavy standard in the rear garden of the property and maintained in accordance with the standards set out in BS8545:2012 and the approved arboricultural report by Phelps Associates ref. PS3000 dated 01/04/2020. Should the tree die or become seriously diseased within five years after planting in shall be replaced like for like.

Reason: To ensure that the development will 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 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed ground floor rear extension would be the full width of the plot and of contemporary design. It would be in the place of the existing bay windows and external staircase and extend approximately a metre further into the garden from the bay windows and 3 metres from the rear boundary line adjacent to number 26. The proposed extension would appear secondary to the existing house and would not detract from the character and appearance of the host building or the Conservation Area.

The proposed front gates would be in keeping with the gates at the adjacent property at number 26 Upper Park Road and would not detract from the character and appearance of the streetscene or Conservation Area.

The first floor balcony would be only marginally larger than existing, as a result there would be no material increase in overlooking to neighbouring properties compared to the existing situation. The proposed extension would be unlikely to give rise to any unacceptable loss of light to neighbouring properties.

A tree protection plan has been submitted demonstrating how retained trees at the rear of the garden would be protected during construction. There is no objection to the removal of the category C trees to make way for the extension. A new tree would be planted towards the rear of the garden as mitigation and appropriate conditions are added securing this and tree protection.

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.

One comment and one objection were received following statutory consultation and duly considered in assessment of this application. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies G1, CC1, CC2, CC3, D1, D2 and A1, A2 and A3 of London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning 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 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.

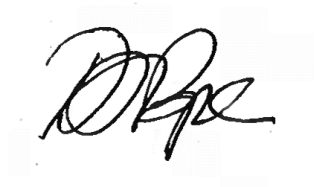
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team 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.

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  
Director of Economy, Regeneration and Investment