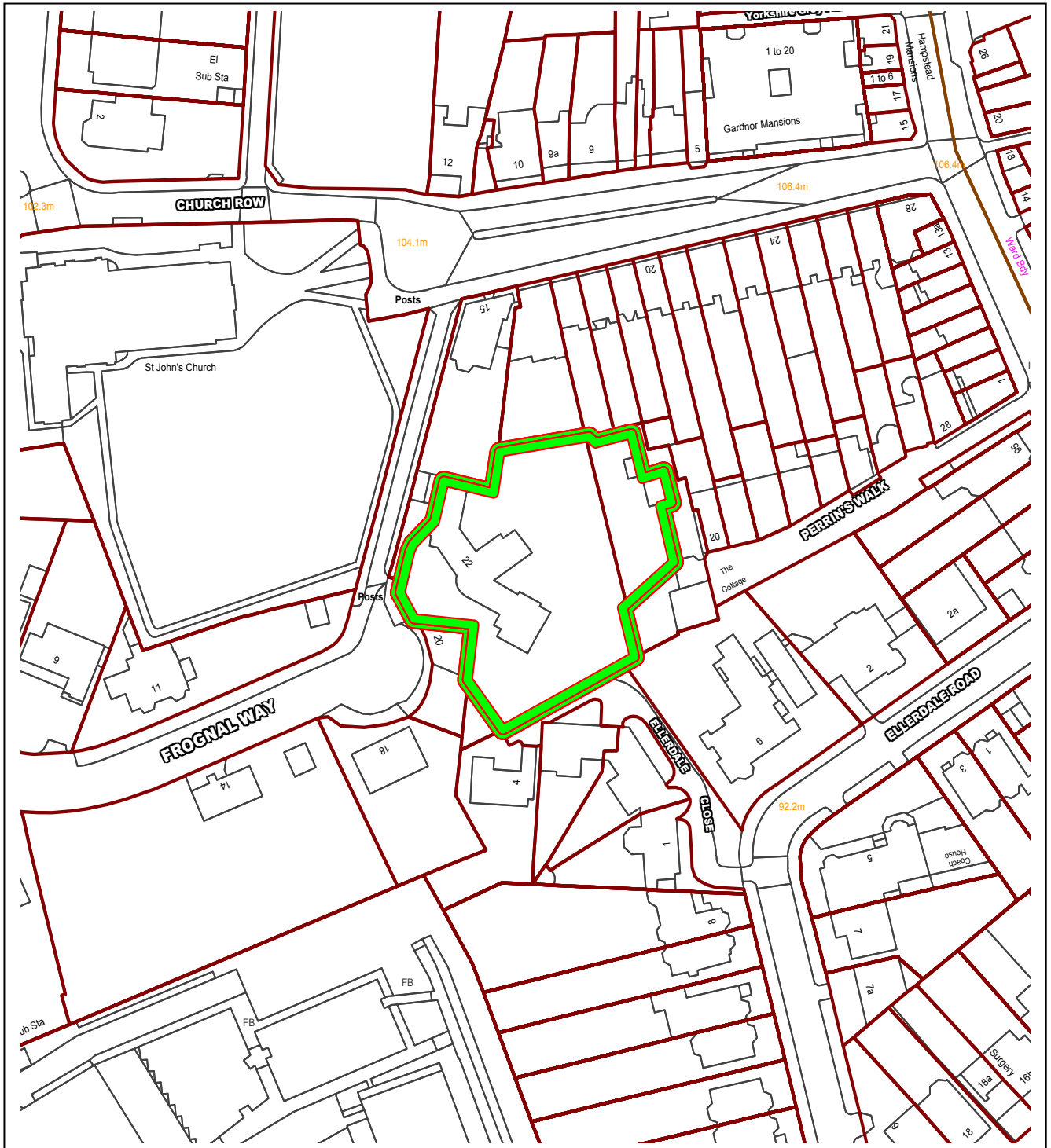


# 22 Frognal Way 2020/1906/p

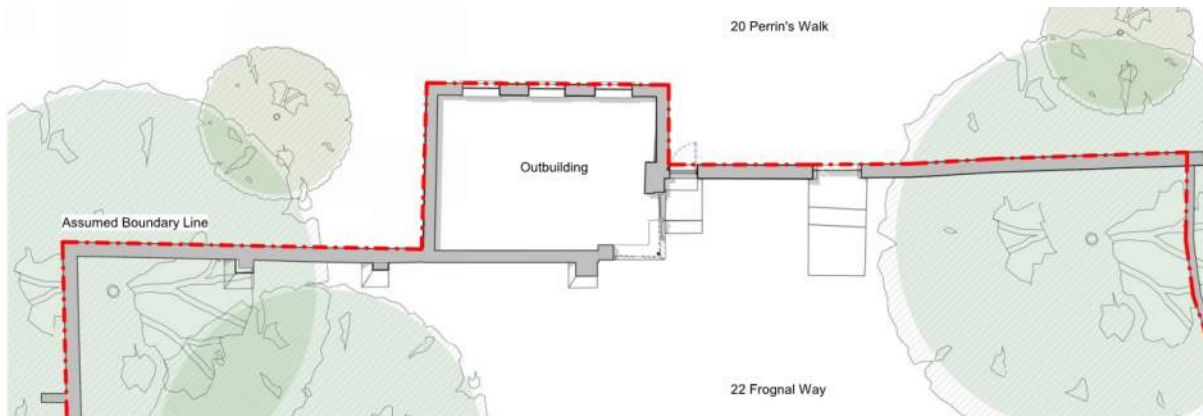


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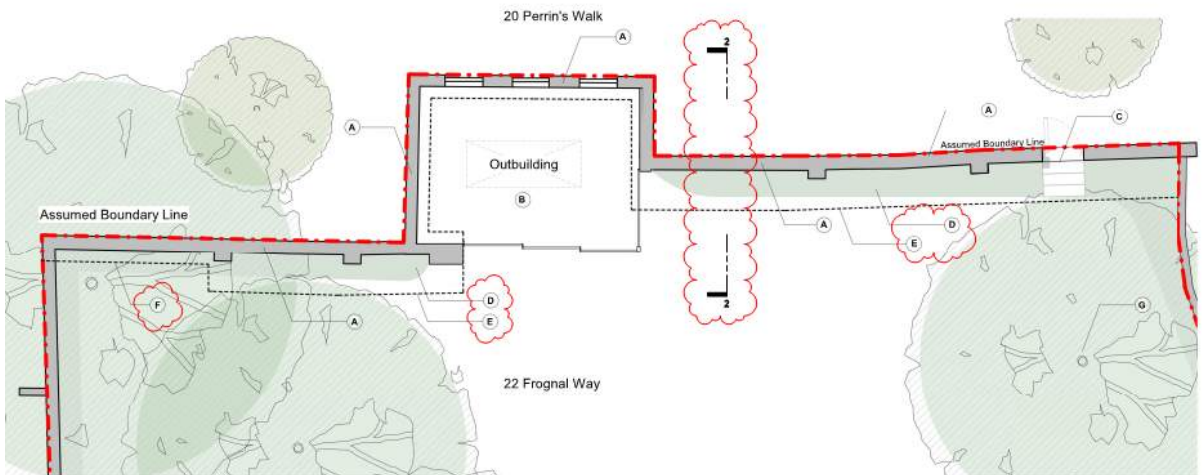
2020/1906/P – 22 Froggnal Way, NW3 6XE



1) Boundary wall with cracking and missing mortar, varied bonding and pitted brickwork



**(A) Existing Ground Floor**  
1:50



**Proposed Ground Floor**  
1:50

2) Existing and proposed floorplans showing wall rebuilt in the same position. Note the gate access point and alteration to outbuilding have been previously approved (ref. 2019/5044/P (dated 12/11/2019), and 2019/3210/P (dated 14/08/2019) respectively).

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>26/06/2020</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>14/06/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Ben Farrant			2020/1906/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
22 Frognal Way London NW3 6XE			Please refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Removal of existing boundary wall and external facade of linked outbuilding and its reinstatement to match existing including formation of new gate (Use Class C3).				
<b>Recommendation(s):</b>		Grant Consent		
<b>Application Type:</b>		Householder		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>2</b>	No. of objections	<b>2</b>
<b>Summary of consultation responses:</b>	<p>Site notices were posted in the area on 19/05/2020 (expiry date 12/06/2020).</p> <p>A press advert was posted in the Ham &amp; High on 21/05/2020 (expiry date 14/06/2020).</p> <p>Objections were received from two addresses (nos. 17 and 19 Church Row), summarised as follows:</p> <ul style="list-style-type: none"> <li>• Previously supported the heritage led approach to repairing and rebuilding the wall, but are opposed to its demolition and rebuild.</li> <li>• The plans do not show the full stretch of the boundary wall.</li> <li>• A facing wall extends continuously from the gardens of Church Row all the way to 20 Perrins Walk, the two walls considered together form a unique historic enclave, the facing wall is not shown on the plans.</li> <li>• The historic wall bounds a regularly used right of way.</li> <li>• Why is demolition now proposed when repair and rebuild was considered achievable last year.</li> <li>• The justification is provided for the removal of the wall, it just appears to be the preference of the owner to rebuild.</li> <li>• This constitutes the destruction of a heritage asset.</li> </ul> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> <li>• <i>A Structural Report has been submitted with this application stating that the wall requires removal and rebuild for the reasons outlined (see section 4 of this report).</i></li> <li>• <i>The plans are considered to be sufficient for the determination of the application.</i></li> </ul>			
<b>Church Row Residents Association</b>	<p>The Church Row Residents Association objected on the grounds summarised below. Due to the length of the objection only a summary is provided here, though full comments are available online:</p> <ul style="list-style-type: none"> <li>• The wall is a continuation of the garden wall of nos. 18 and 19 Church Row, a pair of terraced houses which are Grade II* listed. The listing includes the walls to the rear, and so the wall in question forms part of the listed building.</li> <li>• The wall has character with a sweeping curve of brickwork.</li> <li>• Sections of the wall require repair works following neglect, though the bricks have been salvaged meaning few additional bricks would be required.</li> <li>• Application ref: 2019/5044/P dated 21/11/2019 advocated the heritage led repair of the wall which was supplemented with a Structural Report.</li> <li>• The current report shows no significant changes to the wall since the previous Structural Report. Photographic evidence of the wall taken last year and recently confirm there are no significant changes to the wall.</li> </ul>			

- The current report notes the owners concern and preference for rebuild, rather than a justification for rebuild or reason preventing the heritage led restoration.
- Concrete reinforcing wall proposed is unacceptable.
- The structural report notes root barriers, however this is not backed by an arboricultural report.
- The applicant should instead implement the previously approved repair works consent.
- The property was acquired in 2014 with little done to prevent further damage to the wall. Clause 191 of the NPPF states that “where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.
- The wall forms a Grade II\* listed heritage asset, and its demolition and rebuild should be refused.

Following receipt of this objection (21/05/2020), the Church Row Residents Association added an addendum (27/05/2020), summarised as follows:

- The applicant intends to re-write history by relocating the gate. This warrants further reason for refusal.

Following receipt of these objections, the Church Row Residents Association submitted an independent heritage appraisal of the wall. The detailed appraisal is available online, and a brief summary is provided below:

- It is for the Local Planning Authority to determine what it considers the curtilage of a listed building to be, but the evidence here is strong that the walls should be regarded as part of the listed Church Row properties, notwithstanding present-day ownership and maintenance responsibilities.
- Given the continuing and historic connection of the walls to the host properties in Church Row it would seem proper for the current proposals, which involve demolition rather than repair, to require listed building consent as well as planning permission.
- Despite the fact that the walls have not been well maintained in recent years, there is no evidence that they are in a condition where they might collapse. The gentle bulging and deformation of some sections is very probably of a great age.
- If this approach were carried out the new wall would have a completely different character and appearance to the existing.
- It is concluded that the proposed works cause harm that has not been justified, and cannot be offset against public benefits. The existing wall should be retained and sensitively repaired, with additional brick buttresses if required. The application for demolition and rebuilding should be refused.

Officer Response:

- *The wall which is the subject of this application is not listed and cannot be assessed as such (see section 3 of this report for further explanation).*
- *The alteration to the location of the access gate is considered to be acceptable and has previously been approved on site (see section 4 of this report).*
- *Subject to the attached conditions, the proposal is considered to be acceptable (see section 4 of this report).*

**Heath & Hampstead  
Society**

The Heath & Hampstead Society objected on the grounds summarised below:

- These walls have lasted for about 250 years and are extremely solidly built. They have suffered neglect recently and need pointing and careful repair in places, with particular attention being given to the cappings/copings giving weather protection at the top of the wall.
- The Structural Report gives no evidence that the walls are unstable and Price and Myers state that repair is a reasonable solution.
- If the walls can be shown to be unstable, which is doubtful, a solution better than demolition which would retain the existing character would be to add buttresses as has been done in the past.
- Please refuse this destructive application and require the repair and retention of the existing wall - an important historic survival which contributes significantly to this corner of the conservation area.

Officer Response:

- *See section 4 of this report.*



## Site Description

The application site is located on the eastern side of Frogнал Way, within the Hampstead Conservation Area. The site is currently implementing a previous consent to demolish the existing property and rebuild a single family dwellinghouse following the allowing of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017. An existing dilapidated outbuilding exists adjacent to the wall which is the subject of this application, this has recently been granted consent for alterations and improvements (ref: 2019/3210/P dated 14/08/2019). Consent was also recently granted to repair and rebuild the boundary wall as well as to relocate the access gate (ref: 2019/5044/P dated 12/11/2019). Listed buildings exist within the surrounding area, notably nos. 18 and 19 Church Row to the north which are Grade II\* listed. A map of the heritage assets can be seen in Figure 1 below:

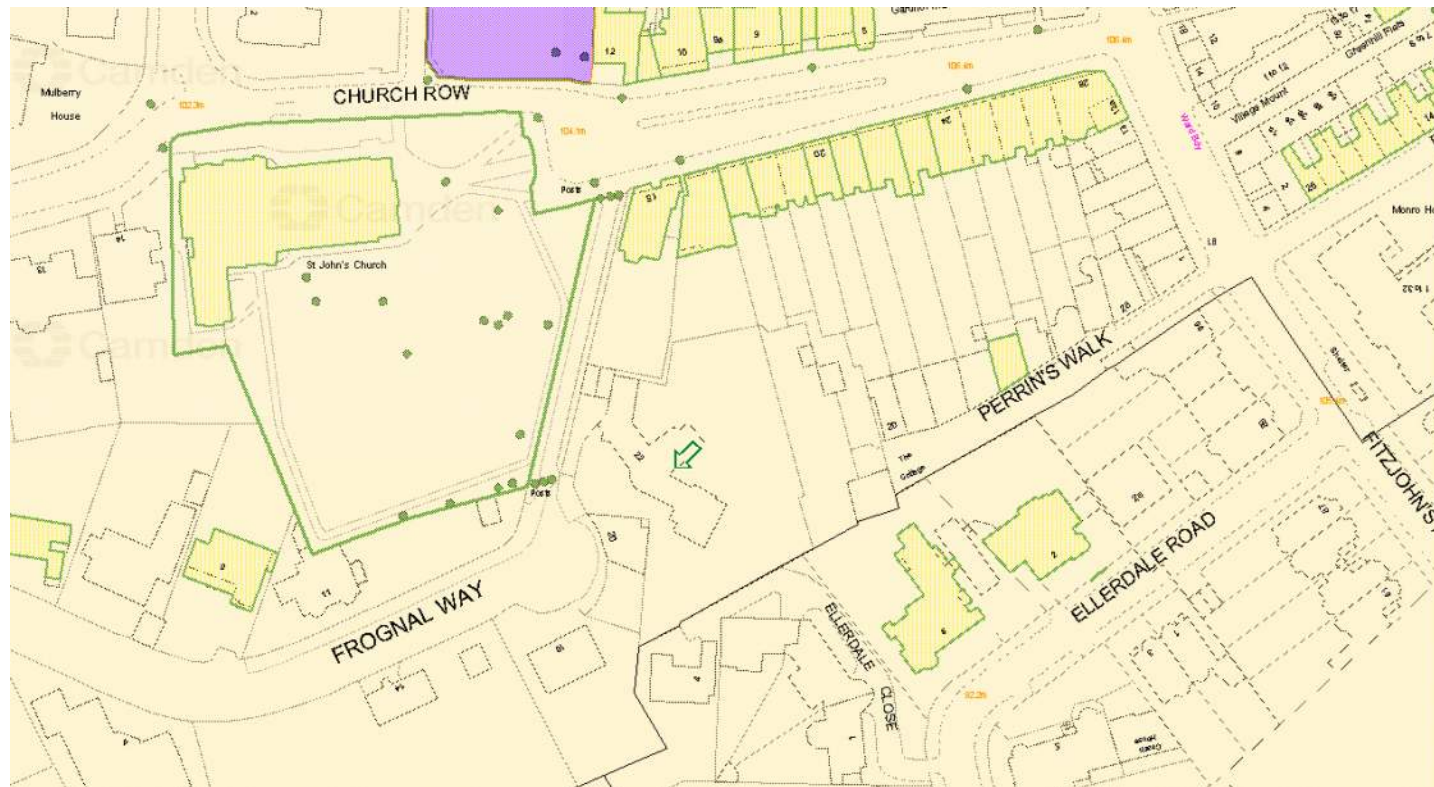


Figure 1: Heritage map of the area: The arrow indicates the location of no.22 Frogнал Way (application site). The beige background denotes the Hampstead Conservation Area. The properties in yellow with a green border are statutorily listed.

## Relevant Planning History

The site has a long planning history and so only the most directly applicable is noted here:

### 22 Frogнал Way (Application Site)

**2019/5044/P** - Alterations and repair works to existing boundary wall including removal and infill of existing gates and formation of new gate - **Granted 12/11/2019.**

**2019/3398/P** - Details of landscaping and arboricultural impacts required by conditions 3 and 6 of appeal ref: APP/X5210/W/16/3150327 dated 09/03/2017 following refusal of planning permission ref: 2015/3530/P dated 18/03/2016, for 'Demolition of existing dwelling house at 22 Frogнал Way redevelopment to provide a single detached family dwelling house and all other necessary works' - **Granted 19/03/2020.**

**2019/3210/P** - Alterations and repair works to existing outbuilding (for use incidental to the use of the host dwellinghouse) and boundary wall, including the increase in roof height, formation of green roof and skylight, installation of new and replacement fenestration, and application of render to south and west elevations - **Granted 14/08/2019.**

**2015/3530/P** - Demolition of existing dwelling house at 22 Frognaal Way redevelopment to provide a single detached family dwelling house and all other necessary works - **Refused 18/03/2016 - Allowed at Appeal Ref: APP/X5210/W/16/3150327 dated 09/03/2017.**

## Relevant policies

### National Planning Policy Framework (2019)

### The London Plan (2016)

### Intend to Publish London Plan (2019)

### Camden Local Plan (2017)

A1 Managing the proposed impact of development

A2 Open space

A3 Biodiversity

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Amenity (2018)

### Hampstead Neighbourhood Plan (2018)

DH1 Design

DH2 Conservation areas and listed buildings

NE2 Trees

### Hampstead Conservation Area Statement (2001)

## Assessment

### 1. The proposal

1.1. This application seeks planning permission for the following works:

- Demolition of existing boundary wall and erection of new wall following the same footprint. The proposed wall would be broadly similar to the height of the existing, though given the condition of the existing wall it varies quite considerably in height (as do the land levels. The highest and lowest points of the wall as existing are approximately 1.8 and 2.6m (taken from the adjacent ground level on Perrin's Walk), to the proposed 2.3 and 2.7m. The wall would have an amended gate location and would be built where possible using reclaimed bricks, with any new bricks to match the existing.

### 2. Revisions

2.1. Whilst revisions to the design of the wall were not received, additional plans and information was received to give further details as to the proposed works, including:

- Details of the proposed foundations, clarification on the scale of the plans, details of tree works to include the felling of 1no. tree (in compliance with the previously approved landscaping works (ref: 2019/3398/P). A method of construction was also received detailing how the wall would be demolished by hand, with bricks retained safely on site (wherever salvageable due to their condition) and reused on the proposed wall.

### 3. Status of the boundary wall

3.1. During the consultation process a number of comments were received in relation to the status



of the boundary wall, and whether this is listed (either curtilage listed under the listing of nos. 18 and 19 Church Row) or whether it forms a listed building in its own right.

- 3.2. In reviewing this application is noted that the wall is not a listed building in its own right. Whilst walls can be curtilage listed (i.e. listed due to their location within the curtilage of a listed building), it is a matter for the Local Planning Authority to determine whether that is the case.
- 3.3. Under application refs. 2019/5044/P (dated 12/11/2019) and 2019/3210/P (dated 14/08/2019), the wall was not treated as a curtilage listed structure, and the wall continues not to be considered as curtilage listed under this application.
- 3.4. In the case of *Skerritts of Nottingham Ltd v Secretary of State for the Environment, Transport and the Regions and another (2000) Walker LJJ* found that “*No piece of land can ever be within the curtilage of more than one building*”. As such, in order to be considered curtilage listed, the wall would need to fall solely within the curtilage of no. 18 or 19 Church Row.
- 3.5. The wall has not fallen within the curtilage of no. 18 or 19 since before 1948 when the current curtilage arrangement was created (after the land was acquired by Eleanor Farjeon who lived at no. 20 Perrin’s Walk). The buildings were statutorily listed two years later in 1950 without the wall which is the subject of this application. As such, the wall is considered to define, and fall within, the curtilage of no. 22 Frognal Way.
- 3.6. As set out above, the wall is not a statutorily listed structure, nor is it curtilage listed. As an unlisted structure, Local Plan policy D2 allows officers to consider whether the works would serve to preserve or enhance the character and appearance of the conservation area and whether they would cause harm to the significance of a listed building through an impact on its setting. The applicant has submitted additional information to address the concerns of objectors, including detailed statements by appropriately qualified professionals which conclude that the only way to resolve the highlighted structural issues without causing irreparable damage to the wall is to carry out the works as proposed. The wall would be rebuilt like for like as far as possible and only the structural elements will be concrete. The works would be conditioned to be carried out by hand and to ensure existing bricks would be retained and reused wherever possible. A sample panel would also be conditioned to ensure the wall is rebuilt as closely as possible in appearance to the existing. Nonetheless, a conservation officer has reviewed the scheme and raises no concerns with the proposal subject to the attached conditions.
- 3.7. It is considered that the works are justified and would serve to preserve the character and appearance of the conservation area and would not cause harm to the setting and significance of any listed buildings, in compliance with Local Plan policies D1 and D2.

#### **4. Design and impact on the conservation area**

- 4.1. Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).
- 4.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.
- 4.3. CPG *Altering and extending your home (2019)* states that Camden is committed to excellence in design throughout the borough. It acknowledges the importance of Camden’s heritage assets, and that alterations should be complementary to the property and area, and importance of good quality materials where they are proposed.
- 4.4. The application site is located within the Hampstead Conservation Area, wherein the Council

has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

- 4.5. Policies DH1 and DH2 of the Hampstead Neighbourhood Plan requires development to be sympathetic to established building lines and arrangements and take opportunities to enhance conservation areas in accordance with advice contained within the Conservation Area Appraisals and Management Strategy.
- 4.6. The Hampstead Conservation Area Statement (2001) describes the importance of the Conservation Area and context surrounding the property.
- 4.7. The application relates to an existing boundary wall to the rear of a property in the Hampstead Conservation Area which has had approval granted for the demolition and rebuild of the dwelling house under the above referenced appeal decision.
- 4.8. This Conservation Area is of considerable quality and variety with a range of factors and attributes including its topography, the Heath and the Range, excellence and mix of buildings, which come together to create its special character. The Conservation Area stretches beyond the village itself to include South End Green, Frognaal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.
- 4.9. Following further investigation and a structural survey since the previous submission to make alterations to the boundary wall (ref: 2019/5044/P dated 12/11/2019), the applicant now intends to remove and rebuild the boundary wall. Whilst it is disappointing that the original wall could not be repaired and rebuilt where necessary in compliance with the previous consent, the current application is supported by a Structural Report detailing the reasons that this approach is unfeasible. These include matters such as: missing mortar from joints, diagonal cracking (suggesting ground movement), varied bonding styles, poor quality including pitted brickwork, irregular bonding pattern, and likely future root damage. The applicant proposes to save and re-use the better quality bricks, interspersing these with newer reclaimed bricks (replacing those which are unsalvageable). Whilst unfortunate, the findings of the structural report show that the proposal is the only way to overcome the irreparable damage to the wall. The proposed works are necessary and repair and rebuild is not feasible in this instance; this has been confirmed by two different structural engineers. Any approval would be subject to a condition requiring the demolition to be completed by hand, with bricks salvaged and reused wherever possible. Details of any proposed new brickwork (including mortar mix) would also be required. On the basis of the justification, and subject to the use of the attached conditions, the demolition and rebuild of the wall is considered on balance to be acceptable, the replacement wall would preserve the character and appearance of the conservation area and it would not cause harm to the setting and significance of any listed buildings, in compliance with Local Plan policies D1 and D2.
- 4.10. There is no objection to the loss of the existing modern gate or the installation of a new timber door (located further along the same stretch of the boundary wall). It is considered that the works would serve to preserve the character and appearance of the conservation area, in compliance with Local Plan policies D1 and D2. It is further noted that this element of the scheme was previously approved under application ref: 2019/5044/P (dated 12/11/2019). Similarly the alterations to the outbuilding shown on the plans were previously approved under application ref: 2019/3210/P dated 14/08/2019. Given the plans show the previously approved modifications to the outbuilding, the same conditions with reference to the outbuilding have been added to this consent for completeness.
- 4.11. 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.

## 5. Trees

5.1. The scheme involves the removal of a bay laurel tree in order to facilitate development. Tree Officers have confirmed that the bay laurel is considered not to significantly contribute to the character and appearance of this part of the Conservation Area, and that it is of low visibility from the public realm. A replacement 5m tall yew tree is proposed to replace the felled bay laurel tree which is considered sufficient to mitigate the loss of amenity and canopy cover provided by the bay laurel and would have similar attributes, with the advantage of being a native species. The arboricultural method statement is considered sufficient to demonstrate that the trees to be retained would be adequately protected throughout development. Subject to the attached conditions, the tree works are considered to be acceptable in compliance with policies A2, A3, D1 and D2 of the Camden Local Plan.

## 6. Impact on neighbours

6.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

6.2. The replacement wall would be built in the same location as the existing wall with minor alterations to the location of the access door and similar levels in height. The wall forms the boundary on to Perrin's Walk, an access path (rather than private amenity space). Where this is an increase in height proposed this is considered not to result in harm to neighbouring amenities, nor to the quality of the environment along Perrin's Walk. The proposal is considered to comply with policy A1 of the Camden Local Plan.

## 7. Conclusion

7.1. The proposed works are necessary, and two different structural engineers have confirmed that repair and rebuild is not feasible in this instance. Given the above, the proposed development is in general accordance with Hampstead Neighbourhood Plan policies DH1, DH2 and NE2, policies A1, A2, A3, D1 & D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

### **Recommendation:**

Grant planning permission subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 17<sup>th</sup> August 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/1906/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Email: Ben.Farrant@camden.gov.uk  
Date: 7 August 2020

Telephone: 020 7974 **OfficerPhone**  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**22 Frogna Way**  
**London**  
**NW3 6XE**

# DECISION

Proposal: Removal of existing boundary wall and external facade of linked outbuilding and its reinstatement to match existing including formation of new gate (Use Class C3).

Drawing Nos: (0)-001\_Rev.1, (0)-002\_Rev.1, (0)-201\_Rev.1, 180401-45\_Rev.C1, 400, D-100\_Rev.2, E-(0)-100\_Rev.1, E-(0)-301\_Rev.1, P-(0)-100\_Rev.2, P-(0)-301\_Rev.1, Addendum Letter by Price & Myers dated 24/04/2020, Heritage Note by Cogent Heritage Ref: 0170 dated 11/06/2020, Method Statement by MyConstruction received 06/08/2020 & Structural Report by Cranston Consulting ref:180401 dated March 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 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, and 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: (0)-001\_Rev.1, (0)-002\_Rev.1, (0)-201\_Rev.1, 180401-45\_Rev.C1, 400, D-100\_Rev.2, E-(0)-100\_Rev.1, E-(0)-301\_Rev.1, P-(0)-100\_Rev.2, P-(0)-301\_Rev.1, Addendum Letter by Price & Myers dated 24/04/2020, Heritage Note by Cogent Heritage Ref: 0170 dated 11/06/2020, Method Statement by MyConstruction received 06/08/2020 & Structural Report by Cranston Consulting ref:180401 dated March 2020.

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

- 4 The existing wall shall be demolished by hand and, where possible, the bricks shall be retained and reused on the replacement wall. Prior to the commencement of the replacement wall, a sample panel of the proposed facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement by Landmark Trees ref: SR/22FW/AMS/02a dated 04/08/2020. 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 as detailed in the approved report.

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 Camden Local Plan, and NE2 of the Hampstead Neighbourhood Plan (2018).

- 6 Prior to the commencement of the replacement wall, full details of hard and soft landscaping to include details of at least 1no. yew tree (*Taxus baccata*) that is to be planted to mitigate the loss of T18, a bay laurel, 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, D1 and D2 of the London Borough of Camden Local Plan 2017, and NE2 of the Hampstead Neighbourhood Plan (2018).

- 7 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 or any phase of the development. 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 DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan (2018).

- 8 The outbuilding shown on the approved plans shall remain ancillary to the use of the main property (22 Frognal Way, NW3 6XE) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of the relevant part of the 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 use of the outbuilding 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 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.

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

Director of Economy, Regeneration and Investment