

Application ref: 2020/0113/P  
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Date: 4 August 2020

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

Phone: 020 7974 4444

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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**10 Ferncroft Avenue**  
**London**  
**NW3 7PH**

#### **Proposal:**

Erection of single storey rear extension and enlargement of rear garden terrace; installation of one dormer window to the front and one dormer to the rear roof slope; replacement of pebbledash to front bay window with hanging tiles; re-paving of driveway. Drawing Nos: LP-00 Location and Site Plan; SP-00 Existing and Proposed Site Plan; 18107 Tree protection plan Dec 2019; Tree protection during building of rear extension by Tretec December 2019;

Existing drawings: EX-01 Ground Floor Plan Rev P-00; EX-02 First & Second Floor Plan Rev P-00; EX-03 Third Floor & Roof Plan Rev P-00; EX-04 Front & Rear Elevation Rev P-01; EX-05 Side Elevations Rev P-00; EX-06 Section AA Rev P-00; Proposed drawings: PA-01 Ground Floor Plan Rev P-01; PA-02 First & Second Floor Plan Rev P-01; PA-03 Third Floor & Roof Plan Rev P-00; PA-04 Front & Rear Elevation Rev P-01; PA-05 Side Elevations Rev P-00; PA-06 Section AA Rev P-00.

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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

LP-00 Location and Site Plan; SP-00 Existing and Proposed Site Plan;  
18107 Tree protection plan Dec 2019; Tree protection during building of rear extension by Tretec December 2019;

Existing drawings: EX-01 Ground Floor Plan Rev P-00; EX-02 First & Second Floor Plan Rev P-00; EX-03 Third Floor & Roof Plan Rev P-00; EX-04 Front & Rear Elevation Rev P-01; EX-05 Side Elevations Rev P-00; EX-06 Section AA Rev P-00;

Proposed drawings: PA-01 Ground Floor Plan Rev P-01; PA-02 First & Second Floor Plan Rev P-01; PA-03 Third Floor & Roof Plan Rev P-00; PA-04 Front & Rear Elevation Rev P-01; PA-05 Side Elevations Rev P-00; PA-06 Section AA Rev P-00;

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

- 3 Prior to commencement of the rear extension, full details in respect of the two areas of living roof 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; and
  - 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.

- 4 Prior to the commencement of any works on site, a site-visit based arboricultural survey shall be carried out by a suitably qualified and experienced arboriculturalist engaged by the developer to confirm whether the details of the trees are consistent with the document '18107 Tree protection plan Dec 2019' and remain a valid basis for the recommendations of the document 'Tree protection during building of rear extension by Tretec December 2019'. Where the survey evidence is consistent and the tree protection recommendations unchanged, tree protection measures shall be put in place in accordance with the documents prior to the commencement of any works on site.

Where the survey evidence differs and/or the tree protection recommendations change, an updated survey and tree protection statement demonstrating how trees to be retained shall be protected during construction work and a method statement for carrying out the works shall be submitted to and approved by the local planning authority in writing, prior to the commencement of any works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All measures thereby approved shall be put in place prior to commencement of any works.

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 the approved protection details.

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 BG1 and BG2 of the Redington Frognal Neighbourhood Plan (submission version).

- 5 Prior to the end of the next available planting season after the completion of the rear extension, a Wild Service heavy standard (12-14cm) shall be planted to replace the removal of the cherry and shall be irrigated and maintained to allow it to establish.

If, within a period of 5 years from the completion of the development, the tree dies, is removed or becomes seriously damaged or diseased, it 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 another of similar size and species.

Reason: To ensure that the development maintains a high quality of tree coverage 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.

- 6 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) Manufacturers' details and drawings including sections at 1:10 of the glazing to the rear extension;

b) Manufacturers' sample details of the metal cladding to the rear extension ;

c) Manufacturers' details of any replacement paving to the front garden, including details of its permeability to support reduction of rainwater runoff;

d) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that replacement windows in like-for-like form must replicate the existing material, fenestration pattern and dimensions in order to benefit from permitted development rights.
- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 For reasons for granting permission please refer to the Members Briefing Report.

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