

Application ref: 2020/1976/P
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Date: 6 October 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Ko Architects
Office 18
Network Business Centre
329-339 Putney Bridge Road
London
SW15 2PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Gables
55 - 57 Netherhall Gardens
London
NW3 5RH

Proposal:

Erection of single storey conservatory at rear lower ground floor with balcony above and glazed balustrade; dropping of two window cills to form doors to balcony; enlargement of sunken rear patio area.

Drawing Nos: Location Plan, 499-A01, 499-A02, 499-A03, 499-A04, A2620-T, A2620-E, A2620-Gr1, A2620-LG

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: Location Plan, 499-A01, 499-A02, 499-A03, 499-A04, A2620-T, A2620-E, A2620-Gr1, A2620-LG

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

- 4 Prior to the end of the next available planting season, details of one replacement tree shall be submitted to and approved by the local planning authority in writing. The details should include replanting species, position, date and size as well as the dimensions of any tree pits within hard landscaping. Any replacement trees 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

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 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The proposed single storey fully glazed rear conservatory would be subservient in scale to the host building. The extension would be at lower ground floor, within a space occupied by a sunken terrace. The cills of two existing ground floor windows will be lowered to form doors, which would match with the existing nearby windows and not harm the appearance of the building. These changes would provide access to the proposed new 'Juliette' balcony with a frameless glazed balustrade. The use of a glass balustrade is considered acceptable given its location at ground floor to the rear of the building. The small scale and lightweight design of the alterations and extension would not harm the character and appearance of the host building and conservation area. The associated enlargement of the sunken rear patio to accommodate the extension is also considered acceptable.

The balcony would not create any new overlooking opportunities that would lead to a loss of privacy for neighbouring occupiers. The proposal would not cause undue harm to neighbouring residential amenity.

A category T1 tree would be removed to facilitate the development. This tree does not contribute to the character of the conservation area and its removal is

acceptable, subject to a condition imposed requiring details of a replacement tree.

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.

No objections have been received prior to making this decision. The planning 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, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 (as amended) and the 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 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', written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment