

Application ref: 2020/2759/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Fabric Space
Studio 1A, Highgate Business Centre
33 Greenwood Place
Kentish Town
LONDON
NW5 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 Briardale Gardens
London
NW3 7PN**

Proposal: Erection of rear outbuilding with associated landscaping, erection of a front bin and bike store, replacement of front fencing and associated landscaping, the renewal of front elevation render and the installation of AC plant in the rear garden area.

Drawing Nos: 1901_FS_P050_P0, 1901_FS_P053_P1, 1901_FS_P054_P1, Phase 1 Tree Study, Plant Noise Assessment Report, Acoustics enclosures report, Tree Constraint Plan (1/2), Tree Constraint Plan (2/2) (received 19/06/2020), Root Protection Statement. (Received 21/10/2020), Briardale Gardens TCP(7a), Briardale Gardens TCP(8a), Briardale Gardens TCP(9a), Briardale Gardens TCP(10a), Briardale Gardens TCP(11a), Briardale Gardens TCP(12a), Briardale Gardens TCP(13a) (received 12/11/2020), 1901_FS_P200_P2, 1901_FS_P202_P2, SH01 - Rev 1, SH02 - Rev 1, Trail Dig Report (101,559) (received 10/12/2020), Phase II Arboricultural Impact Assessment (Ref. 101 565) (received 22/12/2020)

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 policy 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: 1901_FS_P050_P0, 1901_FS_P053_P1, 1901_FS_P054_P1, Phase 1 Tree Study, Plant Noise Assessment Report, Acoustics enclosures report, Tree Constraint Plan (1/2), Tree Constraint Plan (2/2) (received 19/06/2020), Root Protection Statement. (Received 21/10/2020), Briardale Gardens TCP(7a), Briardale Gardens TCP(8a), Briardale Gardens TCP(9a), Briardale Gardens TCP(10a), Briardale Gardens TCP(11a), Briardale Gardens TCP(12a), Briardale Gardens TCP(13a) (received 12/11/2020), 1901_FS_P200_P2, 1901_FS_P202_P2, SH01 - Rev 1, SH02 - Rev 1, Trail Dig Report (101,559) (received 10/12/2020), Phase II Arboricultural Impact Assessment (Ref. 101 565) (received 22/12/2020)

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

- 4 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 and tree protection plan by Arbol Euro Consulting dated 10th December 2020 ref. 101 565. 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 and monitoring of the retained project arboriculturalist as detailed in the approved arboricultural 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.

- 5 Prior to commencement of 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 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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed cycle and bin store would sit along the site's southern boundary and would cover 4.6sqm, less than 13% of available space within the front garden area. The proposed structure would comprise a flat roof design with a height of 1.315m. Its timber cladded form would be 0.5m higher than the boundary wall. The proposed unit would have an acceptable scale and size within the context of the front garden area.

A more substantial outbuilding would be located in the rear garden area and would cover 19.6sqm. The structure would have flat roof design with a height of 2.5m, along the rear boundary wall with No.13 Briardale and No.38 Pattison Road. Although, it is not considered that its scale and massing would appear out of character within the rear garden area given that some parts of the proposed outbuilding would be subterranean, approximately 1.2m below the existing garden level.

The proposed structure front cycle and bin store would be visible from the public realm, however the rear outbuilding would be sufficiently screened from public view. Revised drawings was submitted showing the timber cladding with a sedum roof living roof. The proposed detailing would be consistent with the

character of the surrounding front garden area and would enhance the visual amenity and biodiversity of the area. The proposed structure's modest size and natural materials would be sensitive to the character of the front garden area and would have a neutral impact on the character and appearance of the streetscene and Redington/Frogna Conservation Area.

Other works include the installation of permeable Yorkstone pavings within the front garden area together with the installation of low level timber walls with wrought Iron gate. Officers consider the proposed materials and design would contribute to preserve and enhance the character and appearance of the wider conservation area where they would be visible.

Given the proposed structure's modest scale it is not considered that it would give rise to adverse sense of enclosure impact or overlooking impact.

The application also proposes the installation of an AC plant unit would be located within the rear outbuilding at ground floor level. In this location the proposed AC unit would be screened from public view with the closest noise sensitive receiver being approximately 9.2m away on to the rear elevation of No.13 Briardale Gardens. The proposed AC units would be located on top of an existing single storey extension at the property's rear as such would not be visible from the public to public view.

Given the modest scale of the proposed plants in conjunction with the onsite screening it is not considered the proposed equipment arrangement would not cause any additional harm to the character and appearance of the host building.

No objection was received during the public consultation process. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and Policies BD1 and BD2 of the Redington/Frogna Neighbourhood Plan. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer