

Application ref: 2020/3560/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk
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Hayatsu Architects
Unit 101 Sugarhouse Studios
19 Collett Road
London
SE16 4DJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 St Anne's Close
London
N6 6AR**

Proposal:

Demolition of the existing conservatory and erection of a single storey side extension at ground floor plus a pergola in the rear garden.

Drawing Nos: 0000, 0001, 0101D, 0102C, 0201D, 1101F, 1102F, 1201F, 1202F, 1302E, Arboricultural Impact Assessment (Crown Tree Consultancy Feb 2021), Design & Access Statement (Hayatsu Architects), Proposed Pergola Trellis Section 2002, Proposed External Wall Trellis Section 2001, Proposed Planting Scheme (Non Morris Gardens), Planting Illustration/Photographs (Non Morris Gardens)

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- 0000, 0001, 0101D, 0102C, 0201D, 1101F, 1102F, 1201F, 1202F, 1302E, Arboricultural Impact Assessment (Crown Tree Consultancy Feb 2021), Design & Access Statement (Hayatsu Architects), Proposed Pergola Trellis Section 2002, Proposed External Wall Trellis Section 2001, Proposed Planting Scheme (Non Morris Gardens), Planting Illustration/Photographs (Non Morris Gardens)

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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.

- 5 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, whichever is the sooner. 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.

- 6 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 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 Reasons for granting permission.

The application has been considered in the context of the St Anne's Close Shareholders 'Conservation Area Management Plan' which has been submitted with the application.

Nos. 2, 3, 5, 6, 7 and 8 St Anne's Close have all had substantial single storey side/rear extensions added. The proposed single storey side extension, that projects beyond both front and rear facades of the application building, would be of a similar size and siting as that at no. 8. It is considered to be not excessively bulky and to be relatively subordinate in form, size and location to the host building.

There are existing hedges which would screen the proposal from view from the public domain and consequently it would not impact significantly on the character and appearance of the Conservation Area. Nevertheless, to lessen the impact on the Conservation Area and to ensure that the character and appearance of the Close are not harmed, landscaping is proposed in the form of a green roof, trellising on side walls and a pergola, with a planting schedule and maintenance plan also submitted. The landscaping and planting details are considered to enhance the green and planted nature of the garden.

Overall the spacious verdant character and layout of the Close and character and appearance of the Conservation Area would not be harmed.

The planting details would be approved as part of the planning permission and a condition would be attached to require details of the green roof. The removal of a small tree and beech hedge are considered acceptable and do not significantly contribute to the character and appearance of the conservation

area and are of low visibility from the public realm. The impact of the proposals on the trees to be retained will be acceptable, provided suitable tree protection measures are employed. Such details are secured via condition.

The materials of the extension (dark brown bricks and a green roof) would complement and preserve the character and appearance of the original building and be in keeping with the other extensions which have been undertaken on the north side of the Close.

As the proposal is single storey in height and situated behind the boundary wall and hedges on the boundary with the listed church and vicarage, it would not harm the setting of the Listed Buildings.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and to the desirability of preserving the setting of adjoining listed buildings, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed siting would not result in any loss of amenity for the occupiers of any neighbouring dwellings. As it is situated over 10m from the nearest dwelling (no. 2 St Anne's Close) and screened from view by hedge/plants on all sides, the proposed extension would not result in any loss of light, privacy or outlook to any neighbouring dwellings.

No letters of objection have been received following statutory consultation and indeed the scheme is supported by numerous neighbours. The planning histories of the site and the neighbouring dwellings have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. It would also accord with the policies of the London Plan 2021 and the NPPF 2019.

- 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer