

Application ref: 2020/5325/P
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Date: 23 March 2021

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

S P Planning
74 Clerkenwell Road
Clerkenwell
London
EC1M 5QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**15 Holly Lodge Gardens
London
N6 6AA**

Proposal:

Erection of single-storey rear extension, glazed side extension, alterations to rear/side fenestration and elevations.

Drawing Nos:

800.256.C, 800.254.C, 800.252.C, 800.251.C, 800.255.C, 800.258.B, 800.257.A,

800.209.E, 800.207.E, 800.205.E, 800.203.B, 800.202.D, 800.321.B, 800.230.A'

Bauder Maintenance Plan, Bauder Maintenance Plan 2, Bauder Wildflower Blanket XF118, Bauder Wildflower Blanket XF118, Bauder Wildflower Build Up, Bauder Extensive Green Roof Wildflower, Green Roof Specification.

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 plans

800.256.C, 800.254.C, 800.252.C, 800.251.C, 800.255.C, 800.258.B, 800.257.A,

800.209.E, 800.207.E, 800.205.E, 800.203.B, 800.202.D, 800.321.B, 800.230.A'

Bauder Maintenance Plan, Bauder Maintenance Plan 2, Bauder Wildflower Blanket XF118, Bauder Wildflower Blanket XF118, Bauder Wildflower Build Up, Bauder Extensive Green Roof Wildflower, Green Roof Specification.

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

- 3 The landscaping to the rear garden shall not take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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.

- 4 The living roof in the area indicated on the approved roof plan shall be fully provided and maintained in accordance with the following approved details:

800.252.C, Bauder Maintenance Plan, Bauder Maintenance Plan 2, Bauder Wildflower Blanket XF118, Bauder Wildflower Blanket XF118, Bauder Wildflower Build Up, Bauder Extensive Green Roof Wildflower, Green Roof Specification.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The entire flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space (except the existing balcony at first floor), and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining

neighbours in accordance with the requirements of policy A1 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer