

Application ref: 2021/1432/P  
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Date: 8 June 2021

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

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Will Gamble Architects  
50a Belgrave Road  
Pimlico  
London  
SW1V 1RQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**19 Provost Road  
London  
NW3 4ST**

Proposal: Demolition of an existing conservatory at rear and erection of a single storey rear extension with terrace above part. Replacement of an existing rooflight and installation of a new rooflight at roof level. Installation of a garden room in rear garden.

Drawing Nos: Existing: 100 (site plan & location plan), 200 (lower ground floor plan), 201 (ground floor plan), 202 (first floor plan), 203 (second floor plan), 204 (roof plan), 210 (front elevation), 211 (rear elevation), 212 (east elevation), 220 (section AA), 221 (section BB), 230 (garden plan)

Proposed: 300 (proposed lower ground floor plan), 301 (proposed ground floor plan), 302 (proposed first floor plan), 303 (proposed second floor plan), 304 (proposed roof plan), 310 (proposed front elevation), 311 (proposed rear elevation), 312 proposed (east elevation), 313 (proposed west elevation), 314 (proposed no. 18 elevation), 320 (proposed section AA), 321 (proposed section BB), 330 (proposed garden room plan - 27/05/2021), 331 (proposed garden room - 27/05/2021)

Design, Access & Heritage Statement (Will Gamble Architects), Arboricultural Implications Assessment (GHA Trees 08/03/2021)

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:

Proposed: 300 (proposed lower ground floor plan), 301 (proposed ground floor plan), 302 (proposed first floor plan), 303 (proposed second floor plan), 304 (proposed roof plan), 310 (proposed front elevation), 311 (proposed rear elevation), 312 proposed (east elevation), 313 (proposed west elevation), 314 (proposed no. 18 elevation), 320 (proposed section AA), 321 (proposed section BB), 330 (proposed garden room plan - 27/05/2021), 331 (proposed garden room - 27/05/2021)

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

- 3 The use of the garden room shall only be for purposes which are incidental or ancillary to the main house.

Reason: In order to prevent separate or non ancillary uses which might give rise to harm to the character and amenity of the area in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 Prior to commencement of any works for the garden room hereby approved, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site and details of an air void between the soil and base of the outbuilding and of how rainwater will be redirected on to the soil beneath the outbuilding in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 No development shall 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 and shall include details of least two replacement trees to be planted no less than 750mm from any structure. 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.

- 7 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. 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.

- 8 Prior to commencement of development , full details in respect of the sedum roofs in the areas indicated on the approved plans 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 sedum 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 G1, 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 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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