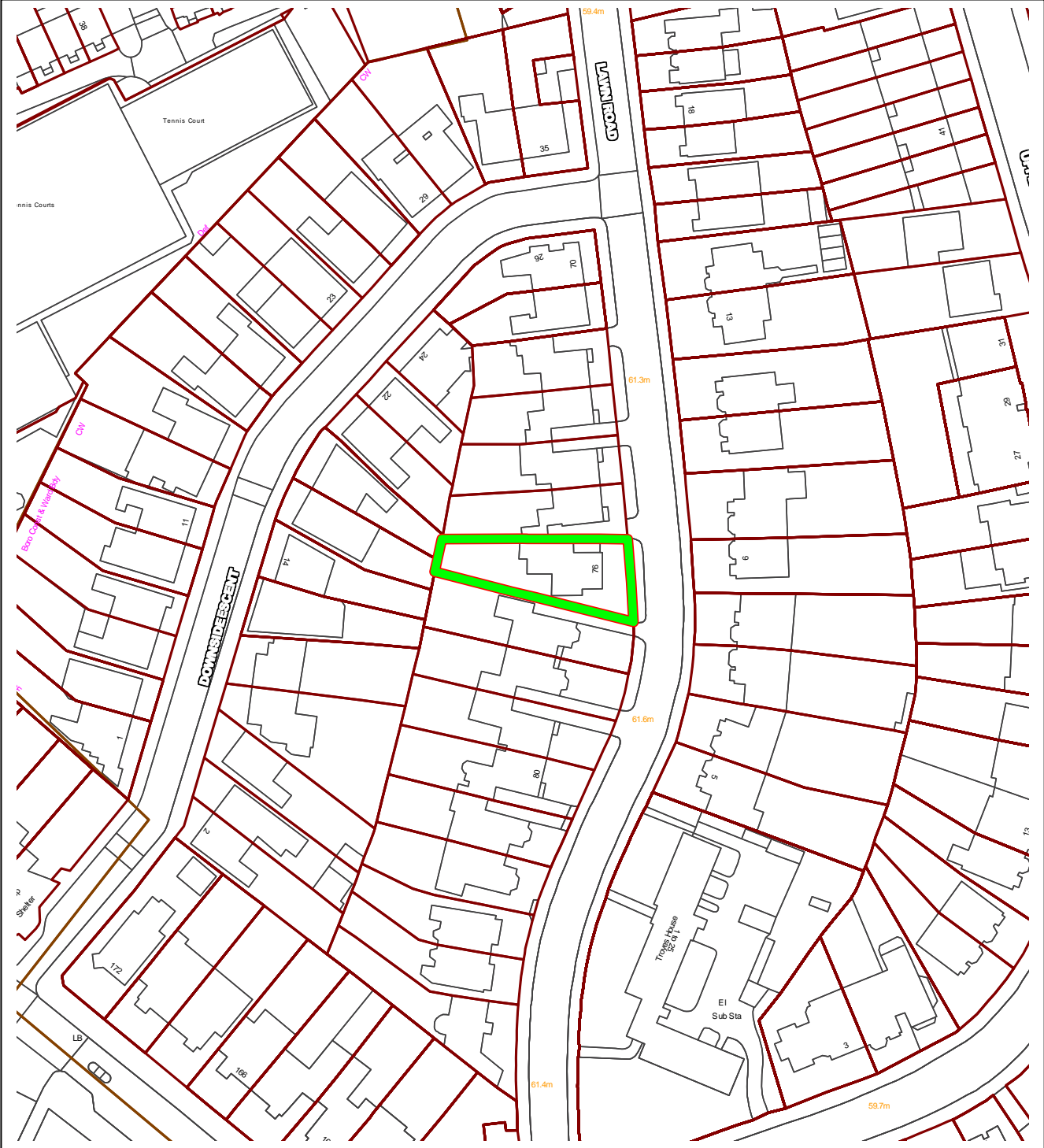


76 Lawn Road, NW3 2XB ref. 2020/0348/P



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PHOTOS OF NO. 76 LAWN ROAD



Photo 1 (above): Front elevation of application site from Lawn Road (behind the tree in the front garden) with no. 77 (to the left) and no. 75 (to the right)



Photo 2 (above): Rear elevation of application site



Photo 3 and 4 (above): Existing rear elevation and existing single storey rear extension



Photo 5 (above): Front and side elevation of no. 77



Photo 6 and 7 (above): Views of ceilings and walls of the property showing cracks due to subsidence

Delegated Report		Analysis sheet	Expiry Date:	20/03/2020
(Members Briefing)		N/A / attached	Consultation Expiry Date:	29/03/2020
Officer			Application Number(s)	
Elaine Quigley			2020/0348/P	
Application Address			Drawing Numbers	
76 Lawn Road London NW3 2XB			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Construction of a single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace, fenestration alterations; front railings, and associated landscaping works				
Recommendation(s):	Grant Conditional Permission Subject to a Section 106 Legal Agreement			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	05
Summary of consultation responses:	<p>5 letters of objection have been received from the residents at 73 Lawn Road, 74 Lawn Road, 79 Lawn Road, 80 Lawn Road, Flat 2, 18 Downside Crescent, raising the following concerns:</p> <p><u>Noise and disturbance</u></p> <ul style="list-style-type: none"> Cumulative impact of 2 adjacent basement / rebuild developments at this site, and no. 75 should be considered particularly as the street has already had to live through demolition/ basement excavation works at no. 77 <p>Officer response: See transport section 6.2</p> <ul style="list-style-type: none"> Possibility of any major works (demolition/ excavation / rebuilding) taking place simultaneously at no. 75, recently approved (2018/2136/P), and no. 76 should be ruled out due to continuous construction noise, increased lorry movements, traffic safety issues and disruption taking place in a quiet residential street. There should be consecutive sequencing of works. <p>Officer response: See transport section 6.2</p> <ul style="list-style-type: none"> Council advised local residents groups that it would agree to apply some of the requirements of the new Cumulative Impact Area Statement (CIA) and Checklist outside the Central London area in localised areas which demonstrate impacts of cumulative construction activity. <p>Officer response: See transport section</p> <ul style="list-style-type: none"> No noisy works should be allowed on a Saturday morning <p>Officer response: See transport section 6.2</p> <ul style="list-style-type: none"> Construction working group (CWG) would be beneficial to liaise with neighbours on the impact of site works <p>Officer response: See transport section 6.2</p>					
Parkhill CAAC	Parkhill CAAC were notified about the application as part of the consultation process and no comments were received.					

Site Description

The application site lies to the west of Lawn Road. Upper Park Road lies to the south with Downside Crescent lying to the north and west. The site contains a 1920's art and craft styled two storey detached dwelling which includes a driveway with front and rear garden. It lies immediately to the south of 4 paired dwellings (nos. 72 – 75) but is similar in terms of its size and design. The surrounding area is predominantly residential consisting of two storey houses on the west side and five storey town houses to the east side of the street.

The site falls within the Parkhill Conservation Area and is identified as making a positive contribution to the conservation area due to its group value (70-85 consecutive). The site is located within an area of underground constraints (slope stability). The mature sycamore tree and swamp cypress are covered by a TPO.

Relevant History

APPLICATION SITE

76 Lawn Road

Planning permission was **granted** (ref F9/14/1/1582) on 06/04/1966 for erection of garage and car port at side and formation of new means of vehicular access to the highway.

ADJOINING PROPERTIES

There is a history of planning permissions at neighbouring properties along this part of Lawn Road for part single part two storey side extensions and creation of basement level accommodation.

No 75 Lawn Road (to the north)

Planning permission was **granted** (ref 2018/2136/P) on 02/04/2020 for formation of new basement level with front and rear lightwells, single storey rear infill extension, part single, part two storey side extension, side and rear dormer windows, front and rear landscaping, alterations to driveway and associated works.

No. 77 Lawn Road (to the south)

Planning permission was **granted** (2016/1737/P) on 05/06/2017 for creation of basement to form additional living accommodation for existing dwelling and new 1x self-contained 1-bed flat at lower ground floor level; alterations to driveway and erection of new boundary fencing; erection of part two storey and part single storey side and rear extension; alterations to fenestration; and associated works.

No. 81 Lawn Road (to the south)

Planning permission was **granted** (2015/4039/P) on 02/09/2015 for erection of a single storey rear extension and two storey side extension following the demolition of the existing side and rear extensions and alterations to openings on side elevation.

Relevant policies

National policies

NPPF 2019

The London Plan March 2016

Emerging Draft New London Plan 'Intend to Publish' version - December 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A5 Basements

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Policy CC3 Water and flooding

Policy D1 Design

Policy D2 Heritage

Policy T2 Parking and car-free development

Supplementary Planning Policies

Conservation area documents

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

Camden Planning Guidance

CPG Design (March 2019)
CPG Basements (March 2018)
CPG Amenity (March 2018)
CPG Transport (March 2019)
CPG Altering and extending your home (March 2019)
CPG Water and flooding (March 2019)

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for:

- Construction of a single storey basement with front and rear lightwells;
- Erection of a two storey rear extension;
- Erection of a first floor single storey side extension;
- Installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace;
- Fenestration alterations to include replacement of all of the front windows that are non-original aluminium framed and PVC windows with white timber painted double glazed windows;
- Front railings, and associated landscaping works.

Amendments

1.2 Following discussions with the applicant the following amendments have been made to the original scheme:

- Change to the design of the roof of the first floor side extension from a flat roof to a hipped roof to match the design of the neighbouring property at no. 75 that has been recently approved;
- Design of the proposed side dormer / first floor window that broke through the eaves line of the roof to create one long vertical double height window opening amended to a separate dormer window within the roofslope;
- Reduction in the size of the front lightwell and relocation of the external stair
- Reduction in the depth of the rear lightwell from 5m to 4m and increase in length from 4.3m to 6.9m;
- Additional information has been submitted following queries from the Council's independent structural engineers.

2.0 ASSESSMENT

2.1 The main issues to consider are as follows:

- Heritage and design
- Basement works
- Amenity
- Trees and landscaping
- Transport
- Sustainability
- Conclusion
- Recommendation

3.0 HERITAGE AND DESIGN

The extent of demolition

3.1 Policy D2 (f) states: *'the council will resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; unless circumstances are shown that outweigh the case for retention'*.

3.2 This application includes demolition of the existing two storey rear extension, removal of the window openings in the rear elevation, demolition of the two storey side extension and the roof of the existing property as well as internal walls. This leaves the majority of the house standing as original. The rear part of the roof is proposed to be removed; although this would be quite major works it is considered that in order to create the side and rear dormer windows and conversion within the roof, the works to the roof may result in the existing roof being damaged and needing to be replaced anyway, therefore the replacement of the rear part of the roof on a like for like basis (except for the changes noted) with the front section of the roof would not be considered

to cause detrimental harm to the character and appearance of the subject dwelling or the surrounding area.

3.3 Therefore, based on the above the current proposed level of demolition is considered to have been minimised and would not have any adverse impact on the contribution made by the host building to the character or appearance of the conservation area in accordance with Policy D2.

3.4 The proposal would include the removal of the existing car port at the side of the property. This is welcomed as it would remove a non-original feature and reduce visual clutter.

First floor side extension

3.5 The first floor side extension would take the form of a pitched roof to match that of the main building incorporating a front dormer window. It would project a modest 2.24m forward of the front elevation of the existing first floor side extension which currently is flush with the first floor of the side extension to No. 75. The first floor extension would be constructed from brick, bond and mortar to match the original main house. The new dormer window would include timber framed double glazed window with window bars to match the replacement windows in the front elevation. A ground floor opening has the appearance of a garage door incorporating three timber panels with double glazed fan lights above that would be similar in appearance to the approved ground floor garage door at no. 75. The central panel of the three panels would open to create a secondary access into the property. The matching materials would be considered acceptable and would enhance the character and appearance of the property.

3.6 It is noted that there are other examples within the immediately adjoining group of properties where they have increased the building line forward of their original side extensions at ground and first floor levels: Nos. 72, 73, 74 and 75 are some examples of this. No. 75 has recently been granted planning permission on 02/04/2020 (ref 2018/2136/P) for a similar first floor extension that would align with the proposed extension at the application property. The pitched roof and traditional front dormer window would be similar to the design of the approved extension at no. 75 and would introduce symmetry to the pair of properties should both extensions be constructed. Additionally, the front projections proposed in this case are set back from the main front building line by 10m, therefore the impact on the street scene would be minimal.

Two storey rear extension

3.7 It is proposed to infill the corner of the existing two storey rear extension with a two storey extension measuring 1.69m in length by 4.5m in width by 5.4m (to the eaves) and 8.5m (to the ridge). The extension would be constructed from brick to match the existing property with a large frameless double glazed window at ground floor level and would include a pitched roof that would be constructed from clay red tiles. The size, scale and bulk of the proposed extension is considered subservient to the main house and would be considered acceptable in terms of its detailed design.

Basement and lightwells

3.8 The proposal would include a single storey basement under the footprint of the main house to serve secondary facilities including a playroom TV/cinema, lounge and guest bedroom. The basement is expressed externally by front and rear lightwells. The original proposal included two front lightwells on either side of the front bay window and a larger lightwell that extended beyond the front building line of the property. Due to the potential impact on the root system of the large sycamore tree in the front garden the extent of the basement lightwells has been revised. The front lightwells on either side of the front bay window have been removed and the size of the lightwell has been reduced so that it would not project beyond the front building line of the property. The lightwells would contain windows serving the basement and would incorporate a small open area which would lead up to ground floor level via stairs that would be screened by new wrought iron railings and plants in line with the front building line of the property. Given the length of the front garden at 6m and the location of the proposed railings to the side of the front elevation of the building, the proposed railings would not be considered to cause a cluttered appearance to the front of the property and would not obscure the original ground floor front windows. Any railings should be plain and elegant in design. A condition would be attached requiring the details of the railings to be submitted to ensure that they are detailed correctly.

3.9 Ordinarily 1920's arts and craft style houses were built without lightwells and so appear grounded. The proposed lightwells would not be widely visible as they are setback from the Lawn Road by over 6m and would be set in from the rear/side boundaries. The front of the property is enclosed by a brick boundary wall and the land slopes up from Lawn Road so this would help conceal them from view. The presence of the large sycamore tree in the front garden would also help to screen it. There are other examples of lightwells to the front / side of properties along this part of Lawn Road including both neighbouring properties at no. 77 (approved on 05/06/2017) and no. 75 (recently granted planning permission on 02/04/2020). The houses that lie to the east on Lawn Road also include basement level accommodation which are served by full bay windows with railings, therefore lightwells to the front / side of the property would not be a new feature in the

street. In terms of its impact from the street the proposed basement and associated lightwells would not have an adverse impact on the character or appearance of the street nor the surrounding conservation area.

3.10 Other works include replacement of all of the front windows that are non-original aluminium framed and PVC windows with white timber double glazed windows. This would enhance the front façade of the building and is welcomed. The frames should be side-hung fitted timber flush casements flush rather than storm proof casement windows. A condition would be attached requiring details to be submitted of all new windows to ensure that they are appropriately detailed.

3.11 Six new conservation style rooflights would be installed on the front and rear roof slopes. A condition would be attached to ensure that conservation style roof lights are installed.

3.12 Rain water goods would also be replaced. These should be traditional in style and black wrought iron pipes and guttering (for example Brett Martin cast iron rainwater goods). A condition would be attached requiring details to be submitted to ensure that they are appropriately detailed.

3.13 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.

4.0 BASEMENT WORKS

4.1 Policy A5 Basements of the Camden Local Plan 2017 includes a number of criteria for proposed basement development within the Borough, including upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling. Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) neighbouring properties;
- b) the structural, ground, or water conditions of the area;
- c) the character and amenity of the area;
- d) the architectural character of the building; and
- e) the significance of heritage assets.

4.2 Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f) not comprise of more than one storey;
- g) not be built under an existing basement;
- h) not exceed 50% of each garden within the property;
- i) be less than 1.5 times the footprint of the host building in area;
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

4.3 With regards to the above criteria, the basement would be only single storey (f), it will not be built under an existing basement (g). The basement would not exceed 50% of each garden within the property (h). The basement would be less than 1.5 times the footprint of the host building area (i), the basement would project less than 50% of the depth of the host building (j). The basement would not extend into or underneath the garden further than 50% of the depth of the garden (k), the basement is set back from both side neighbouring boundaries (apart from underneath part of the main house which is located on the shared boundary with no. 75 (l)). There has not been a major loss of garden space or trees of townscape or amenity value (m). The proposed basement would be set in from the boundaries and would comply with part (l). The proposed basement complies with all the criteria f-m of Policy A5.

4.4 The structural effects of the proposed basement on neighbouring properties (part of criteria a) and the structural, ground, or water conditions of the area (criteria b of policy A5) will be considered below.

4.5 Policy A5 (Basements) states that basements will only be permitted where it is demonstrated there would be no harm to neighbours, structural, ground and water conditions. Policy A5 further states applicants are required to provide a Basement Impact Assessment demonstrating risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight' and no damage to the water environment including drainage and run-off. Camden Planning Guidance 4 (Basements and lightwells) provides specific guidance for the level of information required by the applicant along with the process for Basement Impact Assessment audits. The site is in an area of slope and stability constraints.

4.6 The applicant submitted a Basement Impact Assessment (BIA), Ground Movement report (GMR), and Structural Method Statement all of which have been independently audited by Campbell Reith in accordance with basement policy A5. After the initial assessment further information was requested in relation to hydrogeology and ground stability and the BIA and GMR were amended to address this.

4.7 Campbell Reith's audit report concluded the following:

- The BIA confirms the cumulative impact on the hydrogeological environmental caused by potentially having 3 basements (nos. 75, 76 and 77) in a row to be negligible.
- It is accepted that there are no impacts to surface water and that the site is at low risk of flooding from all the sources.
- Geotechnical parameters to inform settlement, retaining wall calculations and foundation design have been presented in the BIA and are considered reasonable.
- A Ground Movement Assessment (GMA) has been undertaken to demonstrate that ground movements and consequential damage to neighbouring properties will be within LBC's policy requirements (not worse than Burland Category 1 – very slight).
- It is accepted that there are no slope stability concerns regarding the proposed development.

4.8 In conclusion it is considered that it has been demonstrated that the proposals would not cause harm to neighbouring properties, structural, ground or water conditions of the area. The proposal accords with the requirements of Policy A5 and with CPG Basements. The application is therefore considered to be acceptable in this respect.

4.9 The appointment of a suitably qualified chartered engineer to oversee the permanent and temporary basement construction works will be secured by a pre-commencement condition to ensure that the basement works are undertaken in compliance with the approved design so that the appearance and structural stability of the neighbouring buildings and the character of the immediate area is safeguarded.

5.0 AMENITY

5.1 The proposed development may have an impact upon the adjacent properties adjoining the host dwelling at nos. 75 and 77 Lawn Road that lie to the north and south respectively and would be readily visible from nos. 16 and 18 Downside Crescent that lie to the rear.

5.2 No. 77 lies to the south of the application site, adjacent to the proposed two storey side/rear extension. The proposed two storey side/rear extension would measure 1.69m (length) by 4.5m (width) and would be located approximately 4.5m from the boundary with no. 77. There is a first floor window in the side elevation of no. 77. However it serves a staircase and is approximately 8m away from the proposed side/ rear extension. There are 2 rooflight windows on the ground floor extension that are located on the boundary with the application property which serve an internal stair case and a kitchen of the ground floor flat. The light into the rooflights would already be compromised by the existing property. The proposed extension would not project beyond the existing side or rear elevation of the house but would infill a corner section squaring off the existing rear elevation of the building. Due to the location of the rooflights the proposal would not have an adverse impact in terms of loss of daylight, sunlight, outlook or loss of privacy to the rooms that they serve and would be considered acceptable. The two storey side/rear extension would not affect the neighbouring property at no. 75 as it would be screened by the existing two storey rear extension that projects up to the boundary with no. 75.

5.3 No. 75 recently received planning permission for a two storey side extension that would match the proposed first floor side extension in its location, size and design. No windows would therefore be effected by the first floor extension of the scheme. A new dormer window would be installed in the second floor side elevation of the main house. This would serve an internal staircase. It would directly face into a similar second floor dormer window at no. 75 that also serves a staircase so there would be some form of mutual overlooking from the staircases of each of the properties. Given that these windows do not serve habitable rooms the relationship between these windows is considered acceptable. If the recent planning permission at no. 75 is built out the proposal would not have an impact on the amenity of the neighbouring property in terms of loss of daylight, sunlight, outlook or loss of privacy and would be considered acceptable. In the event that the planning permission for the works at no. 75 are not implemented the proposed first floor side extension would project 1.94m in front of the existing first floor front window that serves a bathroom at no. 75. Given that this is not a habitable room it is considered that the proposal would not have an adverse impact on the amenity of this property in terms of daylight, sunlight, outlook or privacy and would be considered acceptable. The new side dormer at second floor level that would serve a staircase would face onto the pitched roof of no. 75 and down onto windows at first floor level that serve a bathroom, toilet and staircase. Given that the windows in the side

elevation of no. 75 are not habitable and the fact the new dormer window serves a staircase it is not considered necessary to obscure glaze this window and the relationship between the properties is considered acceptable.

5.4 It is therefore evident that the size, scale, massing and position of the new extensions would not have a detrimental impact on the amenities of nos.75 and 77.

5.5 Nos. 18 and 20 front onto the rear of the application site and are located between 31m and 28m away respectively. The two storey rear/side extension would not project any further back into the garden than the existing two storey additions but infill the corner southern section. Nos. 18 and 20 are set on higher ground level than No.76; there is a separation distance of between 28m-31m from the new extension and there are large trees on the boundary that provide some screening in the spring and summer months. The proposed dormer window in the rear roofslope would be no worse than the overlooking already present from rear first floor windows of nos. 75, and 77. Given this, it is not considered there would be a detrimental impact to the amenities of nos. 18 and 20 in regards to overlooking, privacy or any other impacts.

6.0 TRANSPORT

6.1 The application site has a PTAL level of 4, which means it has good access to public transport. With the conversion of the existing garage this would remove the amount of on-site car parking, however there would still be room for one space on the drive way, this would be in accordance with the Local Plan Policies T1 and T2.

Construction management plan (CMP)

6.2 The proposed alterations to the driveway and soft landscaping to the front garden would not impact on the highway. The applicants have included a draft construction management plan (CMP) as part of the application, this has been reviewed by the Councils transport officer. A number of concerns have been raised by local residents regarding (i) noise impacts of the construction (ii) its timing in relation to the potential commencement of works at the neighbouring site at no. 75 that have recently been approved and (iii) request that no noisy works take place on a Saturday morning. The CMP sets out the approach that a developer and their appointed contractors will take to help minimise the impact of construction both for construction on-site and the transport arrangements for servicing. This would include the cumulative impacts of other neighbouring/nearby construction sites. The CMP is a technical document covering aspects such as noise, air pollution and traffic impacts. The draft CMP includes a short paragraph regarding cumulative impacts and has agreed to discuss this with the council. A more detailed CMP would need to be approved by the Council prior to any works commencing on site, once a contractor has been appointed. Developers must consult the local community on the proposed CMP before and after submitting it and demonstrate that they have made reasonable attempts to remedy any valid concerns raised. The issues raised by the local residents would be addressed within the CMP which would outline the construction process and how this would be phased in relation to neighbouring construction sites as well as hours within which construction works can be carried out.

6.3 Due to the scale and nature of the works there may be potential for the highway to be damaged during the construction works. A highways contribution of £2,400 would be required for the repair of any damage to the public highway and would be secured by s106 agreement.

6.4 The following planning obligations should be secured via a legal agreement (S106) if planning permission is granted:

- Construction management plan
- Construction management plan implementation support contribution of £3,136
- Highways contribution of £2,400 for the repair of any damage to the public highway in the general vicinity of the site.

7.0 TREES

7.1 The proposal would include the removal of 4 trees on site including T3 a category C magnolia tree in the front garden, T4 – a category C apple tree from the rear garden, T5 a category B yew tree and T6 a category C cherry tree. An arboricultural report has been prepared by Landmark Trees and includes details of the root protection areas of all trees on site including the large mature sycamore tree in the front garden. The Council's tree officer was consulted as part of this application. He advised that trial pits should be dug along the front elevation to ascertain the exact location of the roots of this tree and the impact of the scheme on it. Further information was submitted as a result of this work and the root protection areas were agreed and considered sufficient to demonstrate that the trees to be retained will be adequately protected in line with BS5837:2012. Originally no replacement trees were proposed to be planted due to the lack of space to the front and rear parts of the garden. However following discussions with the applicant it has been agreed to plant 2 replacement

trees - a magnolia tree in the front garden and a yew tree in the rear garden to mitigate the loss of the 4 existing trees. A condition would be required to secure this and replacement trees planted in the event that any replacement trees die within 5 years of planting. Tree protection measures would be required to be put into place prior to works commencing this will be secured via planning condition.

7.2 The majority of the basement would be under the footprint of the existing house. Where the basement extends beyond the footprint of the house sufficient margins of 1.39m between the front / side lightwell and the boundary of the site with no. 77 and 0.2m and 3.7m from the rear lightwell and the neighbouring boundaries on no. 75 and no. 77 have been retained. This would ensure that natural processes can continue to occur and continue to all vegetation to grow naturally.

7.3 Landscaping works would be proposed that would include the provision of basement access steps, new rear patio area and planters. A condition would be attached requiring the submission of landscaping plan to ensure high quality of landscaping is achieved.

8.0 SUSTAINABILITY

8.1 The subject site is not an area identified in Camden's Strategic Flood Risk Assessment as being at elevated risk of surface water flooding. The area is not identified as having increased susceptibility to groundwater flooding. Given this the proposals are in accordance with Policy CC3 and would not require a flood risk assessment or drainage reports or suds proposals for a scheme of this type and scale.

9.0 CONCLUSION

9.1 The proposed extensions are considered to be subordinate additions and would be in keeping with the existing dwelling and would enhance the Park Hill Conservation Area. The construction of a basement carried out in accordance with the submitted Basement Impact Assessment would not have any unacceptable effects on the structural, ground, or water conditions of the area. As such the proposal is in accordance with policies A1, A5, CC2, CC3, D1, D2, T1 and T2 of the Camden local plan 2017, the proposal is also in accordance with the NPPF 2019 and the London Plan 2019.

10.0 RECOMMENDATION

10.1 Grant conditional planning permission subject to a Section 106 legal agreement securing the following heads of terms:

- Construction Management Plan
- Construction Management Plan implementation support contribution of £3,136
- Highways Contribution of £2,400 for the repair of any damage to the public highway in the general vicinity of the site.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21st December 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/0348/P
Contact:
Tel: 020 7974
Date: 16 December 2020

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

Simply Planning
Lower Ground Floor
25 Charlotte Street
London
W1T 2ND

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
76 Lawn Road
London
NW3 2XB

DECISION
Proposal: Construction of a single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace, fenestration alterations; front railings, and associated landscaping works

Drawing Nos: LR076-E010; LR076-E011; LR076-E100; LR076-E101; LR076-E102; LR076-E103; LR076-E200; LR076-E201; LR076-202; LR076-E210; LR076-E211; LR076-E212; LR076-E213; LR076-P100 Rev D; LR076-P101 Rev D; LR076-P102 Rev C; LR076-P103 Rev C; LR076-P104 Rev C; LR076-P200 Rev C; LR076-P201 Rev C; LR076-P202 Rev D; LR076-P210 Rev C; LR076-P211 Rev C; LR076-P212 Rev B; LR076-P213 Rev C; R11438-101C; R11438-102C; R11438-103-B; R11438-104-A; R11438-105-A; R11438-200-A; R11438-201-A; R11438-L1-A R11438-TW1-A; R11438-TW2-A; R11438-TW3-A; Desk Study and Ground Investigation Report prepared by GEA dated November 2020; Arboricultural Impact Assessment prepared by AGB Environmental dated July 2020; Structural Methodology Statement prepared by Jampel Davison and Bell dated July 2020

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: LR076-E010; LR076-E011; LR076-E100; LR076-E101; LR076-E102; LR076-E103; LR076-E200; LR076-E201; LR076-202; LR076-E210; LR076-E211; LR076-E212; LR076-E213; LR076-P100 Rev D; LR076-P101 Rev D; LR076-P102 Rev C; LR076-P103 Rev C; LR076-P104 Rev C; LR076-P200 Rev C; LR076-P201 Rev C; LR076-P202 Rev D; LR076-P210 Rev C; LR076-P211 Rev C; LR076-P212 Rev B; LR076-P213 Rev C; R11438-101C; R11438-102C; R11438-103-B; R11438-104-A; R11438-105-A; R11438-200-A; R11438-201-A; R11438-L1-A R11438-TW1-A; R11438-TW2-A; R11438-TW3-A; Desk Study and Ground Investigation Report prepared by GEA dated November 2020; Arboricultural Impact Assessment prepared by AGB Environmental dated July 2020; Structural Methodology Statement prepared by Jampel Davison and Bell dated July 2020.

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

- 3 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including elevations and sections at 1:10 of all new railings;

b) Details including elevations and sections at 1:10 of all new window openings

c) Details including elevations and sections at 1:10 of all new/ replacement rain water goods.

d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 All new rooflights should be conservation style roof lights..

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.

- 6 No below ground construction work 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 1 no. yew tree in the rear garden and 1 no. deciduous Magnolia tree in the front garden of the property. Both trees should be 14-16cm in circumference at 1m above the root balls at the time of planting and 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, A5, 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 or any phase of the development, prior to the occupation for the permitted use 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of construction / demolition works on site, tree protection measures shall be installed in accordance with approved Arboricultural Impact Assessment. The protection shall then remain in place for the duration of the works on site, unless otherwise agreed in writing by the local planning authority.

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.

- 9 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.

- 10 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 11 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Desk study and ground investigation report prepared by GEA dated November 2020 and other related documents and report.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policy A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate