

Application ref: 2021/2513/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 25 October 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

White Red Architects
45 Charlotte Road
London
EC2A 3PD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23-35 Adelaide Road
London
NW3 3QB

Proposal: Landscaping works to front of properties including demolition and reconstruction of garden walls and new timber bin stores; re-painting of building facades.

Drawing Nos: Design and Access Statement, Proposed Ground (no.23-27) 00_100 P3, Proposed Ground (no.29-35) 00_101 P3, Proposed Ground (no.23-27) 00_100 P2, Proposed Ground (no.29-35) 00_101 P2, Proposed Front Garden Section (no. 23-27) 00_203 P2, Proposed Front Garden Section (no. 23-27) 00_204 P2
Site Location Plan 00_001 P1

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 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 Site Location Plan 00_001_ P1, Design and Access Statement, Proposed Ground (no.23-27) 00_100 P3, Proposed Ground (no.29-35) 00_101 P3, Proposed Ground (no.23-27) 00_100 P2, Proposed Ground (no.29-35) 00_101 P2, Proposed Front Garden Section (no. 23-27) 00_203 P2, Proposed Front Garden Section (no. 23-27) 00_204 P2.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals include various landscaping works to the front gardens of nos. 23 - 35. The existing front gardens are poorly maintained, However, there are areas of grass which support Sustainable Urban Drainage. The applicant worked with the planning department to lower some flower beds to increase the scheme's drainage capabilities. Despite the loss of grassy areas the proposal uses appropriate materials and design including permeable paving in accordance with Policy CC3 of the Camden Local Plan.

An Arbocultural Survey was carried out as per requirements from Policy A3. The landscaping is in accordance with CPG Biodiversity introducing flower beds to the front of the properties. The site is home to trees that fall under a Tree Protection Order, these have been identified in the arbocultural survey. The Council's Landscape/ Tree Officer has reviewed the assessment and tree protection details and confirmed the details are sufficient to ensure the protection of the tree during the works. The installation of the protection measures will be secured by condition.

The Design of this proposal is considered to meet Policy D1 of the Camden Local Plan. The proposal respects the character of these properties and

incorporates high quality landscaping. The bin storage is a prominent feature, but it has been shielded using timber, this meets requirements set out by CPG Design 2021. As this property does not fall within a conservation area the painting of the external does not require planning permission.

Due to the location and nature of the proposals they are not considered to cause any harm to neighbouring amenity in terms of daylight, outlook or privacy.

No objections were received and the site's planning history has been taken into account prior to determination.

As such, the proposed development is in general accordance with policies A1, A3, D1, T1 and CC3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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.
- 4 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) 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 2021.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer