

7 Rosecroft Avenue - 2020/4838/P



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Site photographs and site plans



1. View towards front elevation of property



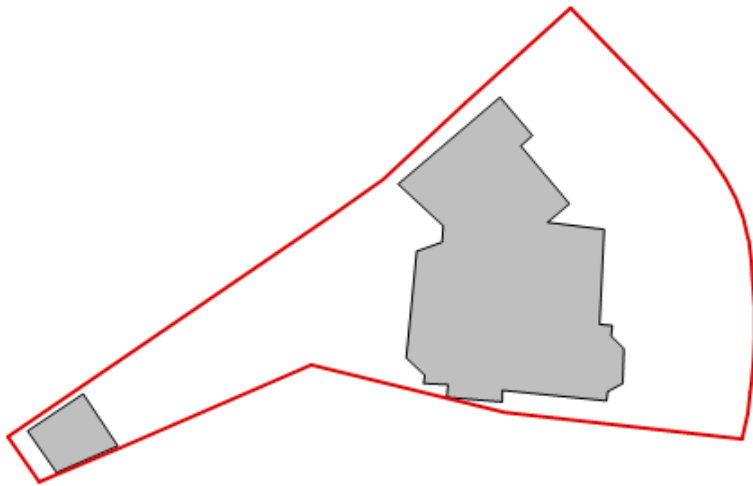
2. View towards rear of garden with top of existing shed just visible above existing vegetation



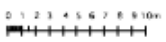
3. View towards existing shed (outbuilding in rear garden of No.9 to the right of photograph)



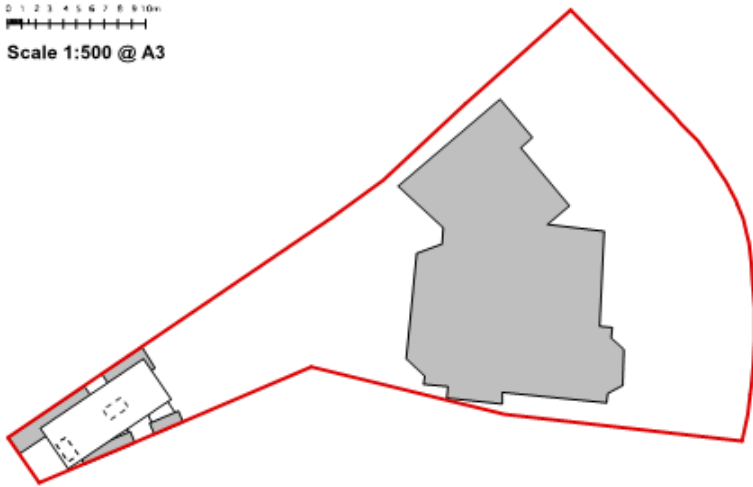
4. View towards 9 Rosecroft Avenue and existing outbuildings to neighbouring properties



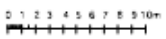
existing site plan



Scale 1:500 @ A3

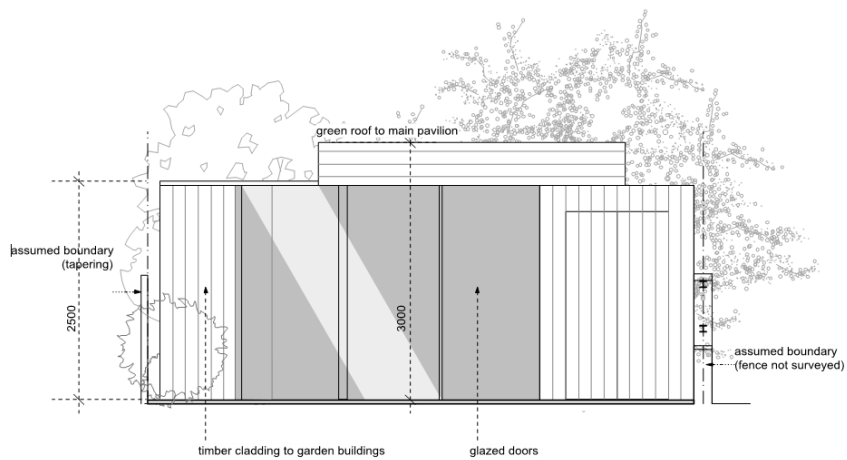


proposed site plan



Scale 1:500 @ A3

5. Existing and proposed site plans



6. Proposed NE elevation of garden outbuilding (facing towards garden of host property)

Delegated Report		Analysis sheet	Expiry Date:	14/04/2021
		N/A	Consultation Expiry Date:	05/04/2021
Officer			Application Number(s)	
David Peres Da Costa			2020/4838/P	
Application Address			Drawing Numbers	
7 Rosecroft Avenue London NW3 7QA			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of garden outbuilding (including excavation) to provide pavilion for recreation, home office and storage, following demolition of existing outbuilding.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full planning permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 24/02/21 to 20/03/21 and the application was advertised in the local paper on 25/02/21 (expiring 21/03/21). Two further site notices were erected from 12/03/21 to 05/04/21 (1 on Rosecroft Avenue and 1 on Hollycroft Avenue).</p> <p>Four objections were received. Three of these objections were received by the occupiers of the neighbouring property at 5 Rosecroft Avenue and one objection was received from an unspecified property. The following issues were raised:</p> <p>Amenity</p> <ul style="list-style-type: none">• An outer building will cause further nuisance with an even larger attendance of children, partying and running around the garden screaming.• It will block the sunshine from our garden which we all regularly use and enjoy.• The proposed building would greatly impact on the privacy, peacefulness and general ambience of the gardens and my garden in particular and the road in general.• The beech tree hedge and most of the vegetation is in fact deciduous and the branches of the trees/shrubs (although still providing some screening) are bare for 6 months of the year in autumn and winter, thus exposing our garden.• Objection to the proposed building of a large house in the back garden of 7 Rosecroft Avenue. The proposed dimensions of the house are 30 feet long by 10 high. This will cause a significant reduction of the natural light to my property and garden. <p>Tree</p> <ul style="list-style-type: none">• The foundations necessary for the proposed structure would in fact undermine the root system of what is a very old and beautiful line of beech trees which enhance not only our garden but the area as a whole, and are a keynote of the leafy and special nature of this part of Hampstead. <p>Other</p> <ul style="list-style-type: none">• Notification on a tree trunk was advertised too briefly <p><i>Officer's comment: The impact on neighbouring amenity and the concerns raised by the objectors have been assessed in detail in paragraphs 2.17 to 2.19 in the assessment below. The Council's tree officer has reviewed the submitted arboricultural report and the report demonstrates that the impact on trees, to be retained off site, would be of an acceptable level. Two site notices were erected. The first site notice was displayed from 24/02/21 and the second site notice was erected from 12/03/21. Therefore the total time that site notices were displayed was longer than would normally be the case.</i></p>					

CAAC/Local groups
comments:

Redington Frognal Neighbourhood Forum - Object

A letter was received 12/03/21 from Redington Frognal Neighbourhood Forum (RFNF) asking for measurements of ground level heights and the height of the new building.

Following receipt of the measurements, RFNF submitted an additional letter setting out their concerns:

Impact on gardens in Hollycroft Avenue

In the light of these drawings, the proposed building height, to accommodate a climbing wall, the proposed garden building appears overbearing in relation to the garden at 15 Hollycroft Avenue. If tree roots and underground water permit, one solution may be to reduce the height by excavating a basement to incorporate some of the height below ground.

Harm to rear garden tree corridor

Given the differences in the levels between 7 Rosecroft and 15 Hollycroft, it is likely that the trench excavated to check for tree roots was insufficiently deep to reveal the roots of the three mature limes at 15 Hollycroft.

In order not to harm the long-term viability of these trees, we wonder if the trench should be excavated to a depth of 1 metre below the ground level of 15 Hollycroft Avenue. This would provide a more realistic view as to whether roots are present and help to ensure that excavation does not encroach into the trees' root protection areas.

The three mature limes at 15 Hollycroft are of particular importance to the Hollycroft / Rosecroft rear garden tree corridor, where many trees have been felled (eg 13 Hollycroft).

Policy BGI 2 requires development to
“protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area”
and to
“seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.”

The drawing shows permeable courtyard paving to be inserted between the climbing wall and the rear boundary. However, this does nothing to enhance the Conservation Area character and it would be preferable for trees to be planted here to help strengthen and restore the compromised Hollycroft / Rosecroft rear garden tree corridor. This would also help with slope stability.

Mitigation measures

The offer of mitigation measures is appreciated. To help reduce the impact of a sheer brick wall, and provide biodiversity benefits, it would be welcomed if the wall could be screened with an evergreen climber, such as Ivy Hedera helix, as set out in section 6.2.3 of the Redington Frognal Neighbourhood Plan, along with new trees to be planted between the rear boundary and the proposed new building, in accordance with policy BGI 2.

The forum would object to the proposal in the absence of all of the following:

- tree planting between the rear boundary and the proposed new building,
- an evergreen climber to screen the proposed wall,
- a deeper exploratory trench, to gauge the impact of the wall and its foundations on the root protection areas of the three limes at 15 Hollycroft,

The Forum remains concerned that any consent will be followed by an application to change the use to a residential dwelling.

Officer's comment:

Tree planting between the rear boundary and the proposed new building

The courtyard between the rear boundary and the garden outbuilding is small (9sqm). Any tree that could fit in this space would not have an ultimate size large enough to contribute to the existing mature tree line corridor and would be unlikely to be afforded the space necessary to achieve its potential. In this context, it would be unreasonable to insist on a tree in this location.

An evergreen climber to screen the proposed wall

The outbuilding would be timber clad and would not be 'a sheer brick wall' as suggested by the Neighbourhood Forum. Timber needs to be accessible for maintenance and therefore an evergreen climber would not be appropriate in these circumstances. Moreover, the timber cladding would have a soft appearance which would be in keeping with the garden context.

A deeper exploratory trench

The Council's tree officer has reviewed the arboricultural report which includes details of trial pits excavated alongside the boundary wall. The depth of this trial pit is considered sufficient to demonstrate that the impact on trees to be retained off site would be of an acceptable level. This view is reinforced by the change in soil levels between the properties.

Use as a residential building

A condition would ensure the outbuilding would not be used as a separate self-contained dwelling.

Site Description

The site is a large two storey detached building (with accommodation at roof level) on the west side of Rosecroft Avenue. The building is subdivided into flats and has a garden which is approximately 30m long. The site falls within the Redington Frogna Conservation Area and within the Redington Frogna Neighbourhood Plan Area.

Relevant History

2019/1113/P: Replacement of existing garden outbuilding with new pavilion for office, garden room and storage. Granted 28/11/2019

Relevant policies

NPPF 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy CC1 Water and flooding

Redington Frogna Neighbourhood Plan (adopted September 2021)

SD 2 Redington Frogna Conservation Area

SD 4 Redington Frogna Character

SD 5 Dwellings: Extensions And Garden Development

BGI 1 Gardens And Ecology

BGI 2 Tree Planting And Preservation

BGI 3 Lighting

UD 1 Underground Development

UD 2 Development Impacts

Camden Planning Guidance

Home improvements

Amenity

Biodiversity

Trees

Redington Frogna Conservation Area Statement - January 2003

Assessment

1. Proposal

- 1.1. The application seeks to erect an outbuilding in the rear garden following the demolition of the existing shed. The proposed outbuilding would provide an office at the front and a climbing wall at the rear and would be used by the tenants and owners of the property. The outbuilding would be timber clad and would have sliding glass doors at either end. It would have a green roof and rooflights.
- 1.2. The proposed outbuilding would have a floorspace of approximately 39.8sqm and its shape would follow the taper of the garden. At one end (facing the main garden), the outbuilding would be set in by 1m from the side boundary with 5 Rosecroft Av. and would be 5.28m in width. At the rear, the outbuilding would be full width (4.54m). The outbuilding would be approximately 3m high. At the rear of the site, the garden would be excavated by approximately 1m depth to increase the internal floor to ceiling height. The height of the outbuilding at the rear of the site would be approx. 4m from the lowered ground level.
- 1.3. Background
- 1.4. Planning permission was previously granted for a slightly larger outbuilding with a floorspace of 45.17sqm and a maximum height of approximately 3m. The current proposal is approximately 5sqm smaller than that previously approved but would involve excavation of the rear part of the outbuilding's footprint.

2. Assessment

- 2.1. The main issues raised by the proposed development are: land use; design and impact on conservation area; basement excavation; amenity; trees and biodiversity.
- 2.2. **Land Use**
- 2.3. The development would involve the demolition of the existing shed and the erection of a larger outbuilding.
- 2.4. The front part of the proposed outbuilding would provide office space for the applicant and his father who are the landlords of 7 Rosecroft Avenue. They manage the nine flats in this property as well as one other flat. They would relocate the existing office, which currently occupies floorspace within the main building (7 Rosecroft Avenue), to the garden. The office space would be used a few days a week during working hours to carry out administrative tasks in relation to the tenants and residential units (correspondence, bills etc.) and for the landlords to be on hand to discuss any maintenance requirements that the tenants may have. There would be a maximum of two people (the applicant and his father) working in the office (aside from occasional meetings with tenants and maintenance workers). The rear part of the outbuilding would contain a climbing wall which would be used for recreation by the tenants and owners of the property.
- 2.5. The main use of 7 Rosecroft Avenue is as residential flats. The proposed outbuilding would provide office space for the landlords of 7 Rosecroft Avenue to manage these flats (and one other flat nearby). The use would be for a purpose directly related to the main use. Therefore, the use as an office for the administration and management of the residential flats would be ancillary to the main purpose of the site which is residential flats (Use Class C3). While the landlords do not live at 7 Rosecroft Avenue, this does not alter the assessment that the office use would be ancillary to the residential use. Likewise the use of part of the outbuilding for recreation by the tenants and owners of the property would be ancillary to the residential use of the site.
- 2.6. Concern has been raised that the outbuilding could be used as a self-contained dwelling. A

condition would be included to ensure that the development was not used as a separate dwelling or for sleeping in.

2.7. Design and impact on Conservation Area

- 2.8. The application property is a substantial late Victorian red brick detached house deemed to make a positive contribution to the Redington and Frognal Conservation area. This conservation area occupies an area of sloping land to the west and south west of the historic centre of Hampstead village. It forms a well-preserved example of a prosperous late 19th Century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a range of formal and free architectural styles typical of the last years of the 19th Century and early years of the 20th Century.
- 2.9. The rear garden of the host property measures approximately 30m. The plot of the site tapers significantly at the rear and contains a shed structure (9m by 4.6m and with a floorspace 19.45sqm) which occupies almost the full width of this tapered part of the garden. Increasing the size of the structure as proposed would not diminish the spatial quality of the plot. Aside from the existing structure on site, it is noted that there are large outbuildings/workshops directly adjoining the site in the adjacent garden (9 Rosecroft Avenue).
- 2.10. In terms of the floorspace, the proposed outbuilding would be smaller than the outbuilding previously approved. The height of the outbuilding (approx. 3.05m to 3.19m) would be similar to the height of the outbuilding previously approved. The Redington Frognal Neighbourhood Forum has raised a concern that the proposed garden building would appear overbearing in relation to the garden at 15 Hollycroft Avenue. The height of the outbuilding would be approximately 4m above the ground level of the rear garden of 15 Hollycroft Avenue because this garden has a lower ground level. However, the height of the building remains largely unchanged from the height approved under the previous application 2019/1113/P (3m) and so the height in relation to 15 Hollycroft Avenue would also be largely unchanged.
- 2.11. The outbuilding would have setbacks adjacent to the side boundaries with 5 and 9 Rosecroft Avenue. These setbacks would help to break up the volume and would provide some visual interest. The garden structure would be finished in timber cladding. The choice of material is considered sympathetic to its surroundings and in keeping with traditional garden structures.
- 2.12. Given its unobtrusive location, the proposed outbuilding would not detract from the generally 'soft' and green nature of the existing garden. The outbuilding would incorporate a green roof which is welcomed. It is considered that the outbuilding would preserve the character and appearance of the Redington Frognal Conservation Area.
- 2.13. 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 (ERR) 2013.
- ## **2.14. Excavation works**
- 2.15. At the rear of the site, the garden would be excavated by approximately 1m depth to increase the internal floor to ceiling height. A Basement Impact Assessment has been submitted to support the application. This has been reviewed by the Council's independent auditors, Campbell Reith.
- 2.16. It noted that the basement is remote from any houses. The anticipated ground movement and associated damage is predicted to be 'negligible' (Burland Category 0) due to the minimal extent of proposed excavation and distance from the site. The submissions include

a Hydrogeological assessment which considers the underlying ground conditions and proximity to spring lines and concludes that the development will not impact groundwater flow. An arboriculturalist's report advises how impacts to trees can be avoided. The submissions confirm that the use of screw piles will minimise potential impacts to roots. Impacts to the Hydrological environment would be mitigated by the provision of permeable paving and a green roof.

2.17. Campbell Reith have confirmed that the BIA accords with Policy A5 and CPG Basements.

2.18. **Amenity**

2.19. There is significant vegetation on the boundary with 5 Rosecroft Avenue. This vegetation would screen the outbuilding from the occupiers of 5 Rosecroft Avenue. The other neighbouring garden (9 Rosecroft Avenue) contains a shed set within a large open sided store with a brick structure in front. Within this context, the proposed outbuilding would not detract from the garden amenity of this neighbouring garden.

2.20. A concern has been raised about the loss of sunlight to the garden of 5 Rosecroft Avenue. As the garden of 5 Rosecroft Avenue is to the south of the application site, the impact of the proposed outbuilding on the sunlight received by this garden and the degree of overshadowing would be minimal. Concern has also been raised in relation to the privacy of the neighbouring garden at No. 5. The proposed garden outbuilding would not have any windows facing towards the neighbouring gardens on either side and there is significant vegetation on the boundary with 5 Rosecroft Avenue. In this context, there would be no harmful impact on the privacy of this property. A condition has been added to the decision ensuring the windows facing No.15 are fitted with black out blinds.

2.21. A further concern has been raised in relation to noise and disturbance from the proposed outbuilding. The proposed garden outbuilding providing office space and a climbing wall would not be expected to result in noise disturbance any greater than would generally be expected from a typical garden outbuilding and it is noted that there is an extant permission for an outbuilding with a slightly larger footprint on this site.

2.22. **Trees**

2.23. There are a number of trees in gardens adjoining the site which could be impacted by the proposed development. An arboricultural report has been submitted which assess this impact and sets out mitigation.

2.24. The Beech trees that grow along the southern boundary (with 5 Rosecroft Avenue) have been identified as the main constraint. These are located in line with the front part of the outbuilding which provides office accommodation. Stripping of soil would be kept to a minimum in this area so as not to desiccate the rooting areas of these trees. Screw piles would be used to support the foundation base of the proposed garden office, with site investigation used to determine their optimal location. Hand dug trial pits would identify locations for the piles as the majority of the proposed development would be within the root protection areas of these trees. In addition the base of the floor structure would be suspended above the existing ground level to allow drainage and airflow to the roots below. With this methodology, officers are confident that the roots of the trees in 5 Rosecroft would not be disturbed.

2.25. There are 3 lime trees growing in the rear garden of 15 Hollycroft Avenue. The ground level is approximately 1m lower than that of the rear garden of no.7 Rosecroft Avenue. A trial trench has been dug to a depth of 700mm. Findings uncovered no structural or woody roots. The findings along the rear boundary wall were not surprising as tree roots are hydrotropic and there is plenty of available soil / lawn in the rear garden in which they grow. Therefore, excavation in this vicinity would be permissible not encroaching more than 20%

into the RPA of T6. Heavy machinery is not permitted or accessible so excavation would be by hand. The Council's tree officer has reviewed the arboricultural report and the development is considered acceptable subject to a condition requiring the recommendations of the arboricultural report to be followed and a landscaping condition.

2.26. Biodiversity

2.27. Policy A3 Biodiversity seek the retention of other areas with nature conservation value, such as gardens. Development will be resisted where it would result in the loss of an excessive part of the garden or garden space which contributes to the character of the townscape. In this case the loss of garden space would not be excessive given the size of the existing garden (249sqm) and the size of the existing shed (c.19.45sqm) that would be replaced.

2.28. The outbuilding would incorporate a green roof. This is welcomed for its biodiversity benefits and its contribution to sustainable drainage.

2.29. The proposed rooflights and rear glazing would have black-out blinds fitted. The black-out blinds would minimise light spill. A condition would require the proposed black-out blinds to be fitted prior to first occupation.

2.30. Conclusion

2.31. Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th January 2022, 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: 2020/4838/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 19 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
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www.camden.gov.uk

William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Rosecroft Avenue
London
NW3 7QA

Proposal:
Erection of garden outbuilding (including excavation) to provide pavilion for recreation, home office and storage, following demolition of existing outbuilding.

Drawing Nos:
A/01/101 B; A/01/102 B; A/01/001 D;

A/02/: 101 R; 102 O; 103 O; 104 Q; 501 K;

Tree protection plan A/02/101 Q dated 23/4/2021; Tree constraints plan A/02/101 Q; Tree survey dated 22/05/2019; Arboricultural Report prepared by Parsons Tree Care dated 15th January 2022; Planning statement prepared William Tozer associates dated 19th October 2020; Basement Impact Assessment prepared by eng17 Limited dated 18/11/21;

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:

A/01/101 B; A/01/102 B; A/01/001 D;
A/02/: 101 R; 102 O; 103 O; 104 Q; 501 K;
Tree protection plan A/02/101 Q dated 23/4/2021; Tree constraints plan A/02/101 Q; Tree survey dated 22/05/2019; Arboricultural Report prepared by Parsons Tree Care dated 15th January 2022; Planning statement prepared William Tozer associates dated 19th October 2020; Basement Impact Assessment prepared by eng17 Limited dated 18/11/21;

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 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 recommendations set out in the Arboricultural Report prepared by Parsons Tree Care dated 15th January 2022 hereby approved. Protection shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

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 The outbuilding hereby approved shall not be used for sleeping accommodation and shall only be used for purposes ancillary to the residential use of 7 Rosecroft Avenue and shall not be used as a separate independent Class C3 dwelling or as a separate independent Class E business unit or for any other purpose whatsoever.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and excessive on-street parking and is not used for unauthorised purposes, in accordance with policies A1 (Managing the impact of development), A4 (Noise and vibration) and T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

- 6 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.

- 7 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Rev C prepared by eng17 Limited by dated 18/11/21 hereby approved.

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.

- 8 Prior to first use of the outbuilding, the approved rooflights and glazing facing No. 15 Hollycroft Avenue, shall be fitted with black-out blinds (as shown on the roof plan hereby approved A/02/102 Rev 0 and A/02/103 Rev O) and shall be retained and maintained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimising light pollution in accordance with the requirements of policy D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017.

- 9 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 CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 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. 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.

- 11 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.

DECISION

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) 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

Chief Planning Officer

DECISION