

Application ref: 2021/3494/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 23 February 2022

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

Gerald Eve
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Netley Cottage and Grove Lodge
Lower Terrace
London
NW3 6RR**

Proposal:

Erection of ground floor single storey infill extension (with roof lantern) above non-original lower ground floor extension to Grove Lodge and adjacent to Netley Cottage; new opening to side boundary wall between Grove Lodge and Netley Cottage and associated landscaping alterations; all to facilitate amalgamation of the two properties into one. Removal of roof lantern and new windows in rear wall of existing extension at Netley Cottage.

Drawing Nos: Existing: 4134-X.01_A; 4134-X.02; 4134-X.03; 4134-X.04; 4134-X.05; 4134-X.06; 4134-X.11; 4134-X.12; 4134-X.13; 4134-X.14; 4134-X.15; 4134-X.16. 4134-X.18; 4134-X.20; 4134-X.21; 4134-X.22; 4134-X.23; 4134-X.24; 4134-X.25.
Proposed: 4134-P.02; 4134-P.03; 4134-P.04; 4134-P.05_A; 4134-P.10_A; 4134-P.11_A; 4134-P.12_A; 4134-P.13; 4134-P.14; 4134-P.15_A; 4134-P.16_B; 4134-P.18_A; 4134-P.20; 4134-P.21_A; 4134-P.22_A; 01 - Netley Cottage landscape details 4 February 2022; 4134-P.23; 4134-P.24; 4134-P.25; 4134-P.30.

Documents: Design and Access Statement Rev A - December 2021 by 4orm & Hans Verstuyft Architecten; Structural Methodology Report by Conisbee dated 2 June 2021; Heritage Statement dated July 2021; Arboricultural Impact Assessment Report dated February 2022 & Tree protection plan SJA TPP 21346-042a; Schedule of works 4134-P200_A Rev A. 23.12.21.

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:

Existing: 4134-X.01_A; 4134-X.02; 4134-X.03; 4134-X.04; 4134-X.05; 4134-X.06; 4134-X.11; 4134-X.12; 4134-X.13; 4134-X.14; 4134-X.15; 4134-X.16. 4134-X.18; 4134-X.20; 4134-X.21; 4134-X.22; 4134-X.23; 4134-X.24; 4134-X.25.

Proposed: 4134-P.02; 4134-P.03; 4134-P.04; 4134-P.05_A; 4134-P.10_A; 4134-P.11_A; 4134-P.12_A; 4134-P.13; 4134-P.14; 4134-P.15_A; 4134-P.16_B; 4134-P.18_A; 4134-P.20; 4134-P.21_A; 4134-P.22_A; 01 - Netley Cottage landscape details 4 February 2022; 4134-P.23; 4134-P.24; 4134-P.25; 4134-P.30.

Documents: Design and Access Statement Rev A - December 2021 by 4orm & Hans Verstuyft Architecten; Structural Methodology Report by Conisbee dated 2 June 2021; Heritage Statement dated July 2021; Arboricultural Impact Assessment Report dated February 2022 & Tree protection plan SJA TPP 21346-042a; Schedule of works 4134-P200_A Rev A. 23.12.21.

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 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement by SJA Trees Arboricultural Planning Consultants dated February 2022 ref. SJA ams 21364-01a. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with Section 9 of the approved Arboricultural Method Statement for the duration of the works.

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.

- 5 Prior to relevant part of work begun, 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 new railings and proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 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, or 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, D1 and D2 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) 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.

- 4 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.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) 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 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



Daniel Pope
Chief Planning Officer