

Application ref: 2021/3817/P
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Date: 28 April 2022

Development Management
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London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Kinland Design
18c Manstone road
London
NW2 3XG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Kidderpore Avenue
London
NW3 7SX**

Proposal:

Re-building of the front boundary wall and piers with low railings on top and new vehicle and pedestrian gates. Re-paving of front of site, new tree planting, low level spike lighting around front of site and installation of timber bin and bike stores.

Drawing Nos: TQRQM21215185418933; TQRQM21215190333810;

1_KIDDERPORE_L001 Rev. B; 1_KIDDERPORE_L101 Rev. B;

1_KIDDERPORE_L201 Rev. B; 1_KIDDERPORE_L301; 1_KIDDERPORE_L302;

1_KIDDERPORE_L401; 1_KIDDERPORE_L501; 1_KIDDERPORE_L601;

1_KIDDERPORE_L701; 220168-PD-11

TQRQM21215185418933; TQRQM21215190333810; 1_KIDDERPORE_L001 Rev. B;

1_KIDDERPORE_L101 Rev. B; 1_KIDDERPORE_L201 Rev. B;

1_KIDDERPORE_L301; 1_KIDDERPORE_L302; 1_KIDDERPORE_L401;

1_KIDDERPORE_L501; 1_KIDDERPORE_L601; 1_KIDDERPORE_L701;

Arboricultural Report produced by TMA dated Feb 2022

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:
TQRQM21215185418933; TQRQM21215190333810; 1_KIDDERPORE_L001 Rev. B; 1_KIDDERPORE_L101 Rev. B; 1_KIDDERPORE_L201 Rev. B; 1_KIDDERPORE_L301; 1_KIDDERPORE_L302; 1_KIDDERPORE_L401; 1_KIDDERPORE_L501; 1_KIDDERPORE_L601; 1_KIDDERPORE_L701; Arboricultural Report produced by TMA dated Feb 2022; LED Hood 5W Specs/Photos

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as policies SD1, and SD2 and SD6 of Redington Froggnal Neighbourhood Plan (2021).

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is acceptable in conservation and design terms. There is a large variety of front boundary treatments along Kidderpore Avenue, with metal vehicular and pedestrian gates at other sites. The slight increase in height to the existing boundary wall, with low railings atop, would not harm the character of the existing street scene.

The timber bike and bin stores are of an appropriate materiality and size and scale. They would be discreetly sited, close to the side of the boundary of the site and under tree canopies.

The new paving treatment to the front driveway would be of high quality and in keeping with the appearance of the garden suburb.

The proposed hooded spike lights within the planted beds at the sides would be of a low power. They would not detract from the visual amenity of the site or result in undue light pollution in the surrounding area

The Council's Arboricultural Officer was consulted and has raised no objection in terms of the contribution of trees to the appearance and amenity of the area. A condition is recommended for details demonstrating how trees will be protected during works, to ensure no undue harm to existing trees.

It is not considered that the proposed works would have any negative impact on the residential amenity currently enjoyed by neighbouring residents.

One objection was received from a neighbouring resident, seeking clarity with regards to the proposed side boundary fence between the site and the neighbouring property (no. 1a) as well as objecting to the new trees to be planted on the boundary and the effects that these may have on foundations and loss of light.

The fence on the boundary with 1a would be 1.5m - 1.8m high. It would not affect the living conditions or be likely to result in any structural damage to the neighbouring property at 1a Kidderpore Avenue.

The Council's Arboricultural Officer has reviewed the submitted arboricultural documents and is satisfied that the trees would not cause any structural damage to surrounding properties, as well as recommending the condition to ensure that trees are protected during works.

There is already existing mature planting and trees along the boundary between the two properties, and it is not thought that the new trees would result in any significant loss of light or outlook from any habitable rooms or the garden at 1a Kidderpore Avenue.

No other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan, as well as policies SD1, SD2, SD6, BG11 and BG12 of the Redington Froggnal Neighbourhood Plan (2021). The proposed development also accords with the policies of the London Plan 2021 and 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



Daniel Pope
Chief Planning Officer