

Application ref: 2022/2253/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**52 Aberdare Gardens
London
Camden
NW6 3QD**

Proposal: Amalgamation of 3 dwellings to 2 dwellings; alterations to existing single storey rear extension to include new roof terrace above, alterations to fenestration and forecourt, removal and replacement of trees, new bin store, and installation of solar panels to roof.

Drawing Nos: Existing: LGA-392-01, LGA-392-02, LGA-392-03, LGA-392-04

Proposed: P01, P02A, P03, P04A, P05A, P06, P07, P08, P10A

Supporting: Arboricultural Survey & Impact Assessment (Ref: AIA/MF/0153/21/revA)

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: LGA-392-01, LGA-392-02, LGA-392-03, LGA-392-04

Proposed: P01, P02A, P03, P04A, P05A, P06, P07, P08, P10A

Supporting: Arboricultural Survey & Impact Assessment (Ref: AIA/MF/0153/21/revA)

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 works take place, full details of hard and soft landscaping 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, and details of all new trees. 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.

- 5 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 prior to the occupation for the permitted use 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.

- 6 Prior to the commencement of relevant works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Survey & Impact Assessment (BS5837:2012) ref. AIA/MF/0153/21/revA dated July 2022 by Marcus Foster Arboricultural Design & Consultancy. 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 the approved report.

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.

- 7 The proposed terrace at first floor level shall be used as amenity space only after the installation of the trellis and planting at that level.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the conversion of 3 flats into 2 flats. This complies with Local Plan policy H3 (protecting existing homes) as there would be a loss of only one unit and no loss of residential floorspace. The newly created flats would meet space standards and provides good quality accommodation.

All external alterations are considered to be acceptable in terms of design. The single storey rear extension would remain subordinate to the host building in mass and would be made up of appropriate materials. The window alterations would be in keeping with the design and style of the existing windows and would respect the hierarchy of fenestration. The new terrace above would be appropriately surrounded by black painted metal railings with dense planting and a trellis to act as a screen, similar to existing terraces in the surrounding area, including the immediate neighbouring property, No. 50. The new bin store, fencing and landscaping works are all considered to be appropriate to their setting and in keeping with the established pattern of development.

The proposed solar panels would lay flat (not mounted) and sit on the flat roof of the property, they would not be readily visible from the public realm and are supported by the Council's climate change policies. The design, scale, siting and materials of the external works would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

It is not considered there would be any significant detrimental impact to residential amenity. There is no significant increase in bulk or mass which would result in an undue loss of light or outlook. No new views would be

afforded into any neighbouring habitable windows beyond what is existing. The new rear terrace would be appropriately screened by 1.8m high dense planting and a terllis on the more sensitive side of the terrace (nearer to No. 50).

The scheme involves the removal of 8 trees (2 in front garden, 6 rear garden) in order to facilitate development. The trees are not considered to be of high quality or to significantly contribute to the character and appearance of the conservation area. The proposed replacement trees will mitigate the loss of amenity and canopy cover provided by those proposed for removal, and details of those would be secured by condition. The tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development.

The proposal would result in a reduction on parking pressures given it's a reduction in units. As such a car free obligation is not considered necessary in this instance. There is adequate provision for waste and cycle storage in the forecourt and rear garden.

No objections were received following statutory consultation. One letter of support was received and one neutral comment requesting permeable paving in the forecourt is included. This request was fulfilled, the revised drawings include permeable paving. The sites 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 general accordance with Policies H3, T1, T2, CC5, D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 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).

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 typed name and title.

Daniel Pope
Chief Planning Officer