

Application ref: 2022/1003/P
Contact: Obote Hope
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Date: 12 September 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

XUL Architecture
33 Belsize Lane
London
NW3 5QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Arkwright Road
London
NW3 6BG

Proposal: Erection of single storey rear extension, following the partial demolition of the rear facade/fenestration; enlargement of rear garden patio; installation of dormer windows on front, sides and rear elevations for the use of loft as habitable room; conversion of the garage to a habitable room; installation of rooflights on existing roof; replacement of all existing windows and roof tiles to match existing; replace paving to front driveway and side pathway; minor alterations to front canopy and balustrade.

Drawing Nos: EX-00 REVP-00, EX-01 REVP-00, EX-02 REVP-00, EX-03 REVP-01, EX-04 REVP-02, LP-00 REVP00, PA-00 REV P-01; PA-01 REV P-00, PA-02 REV P-01, PA-03 P-01; PA-04 P-01, Design and Access Statement commissioned by XUL Architects dated 11.08.2022 and Supplementary Information: Materials Schedule commissioned by XUL Architects dated June 2022; Arboricultural Report commissioned by TRETEC dated 22.02.2022 and Tree Protection Plan dated 22.02.2022.

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: EX-00 REVP-00, EX-01 REVP-00, EX-02 REVP-00, EX-03 REVP-01, EX-04 REVP-02, LP-00 REVP00, PA-00 REV P-01; PA-01 REV P-00, PA-02 REV P-01, PA-03 P-01; PA-04 P-01, Design and Access Statement commissioned by XUL Architects dated 11.08.2022 and Supplementary Information: Materials Schedule commissioned by XUL Architects dated June 2022; Arboricultural Report commissioned by TRETEC dated 22.02.2022 and Tree Protection Plan dated 22.02.2022.

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 and policies SD1, SD2 and SD4 of the Redington/Froggnal Neighbourhood Plan 2021.

- 4 The living roof hereby approved shall be fully provided in accordance with the Material Schedule commissioned by XUL Architecture dated June 2022 approved details 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the single storey extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of the occupiers of neighbouring dwellings in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017 and policy BG1 of the Redington/Froggnal Neighbourhood Plan 2021.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement. The protection shall then remain in place for the duration of works on site, 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 and policy BG1 of the Redington/Frognaal Neighbourhood Plan 2021.

- 7 The proposed side dormer windows shall be obscurely glazed to the lower panel and shall be restricted to a maximum opening to 100mm for all windows below 1700mm from floor level. The proposed windows shall be maintained and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 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.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer