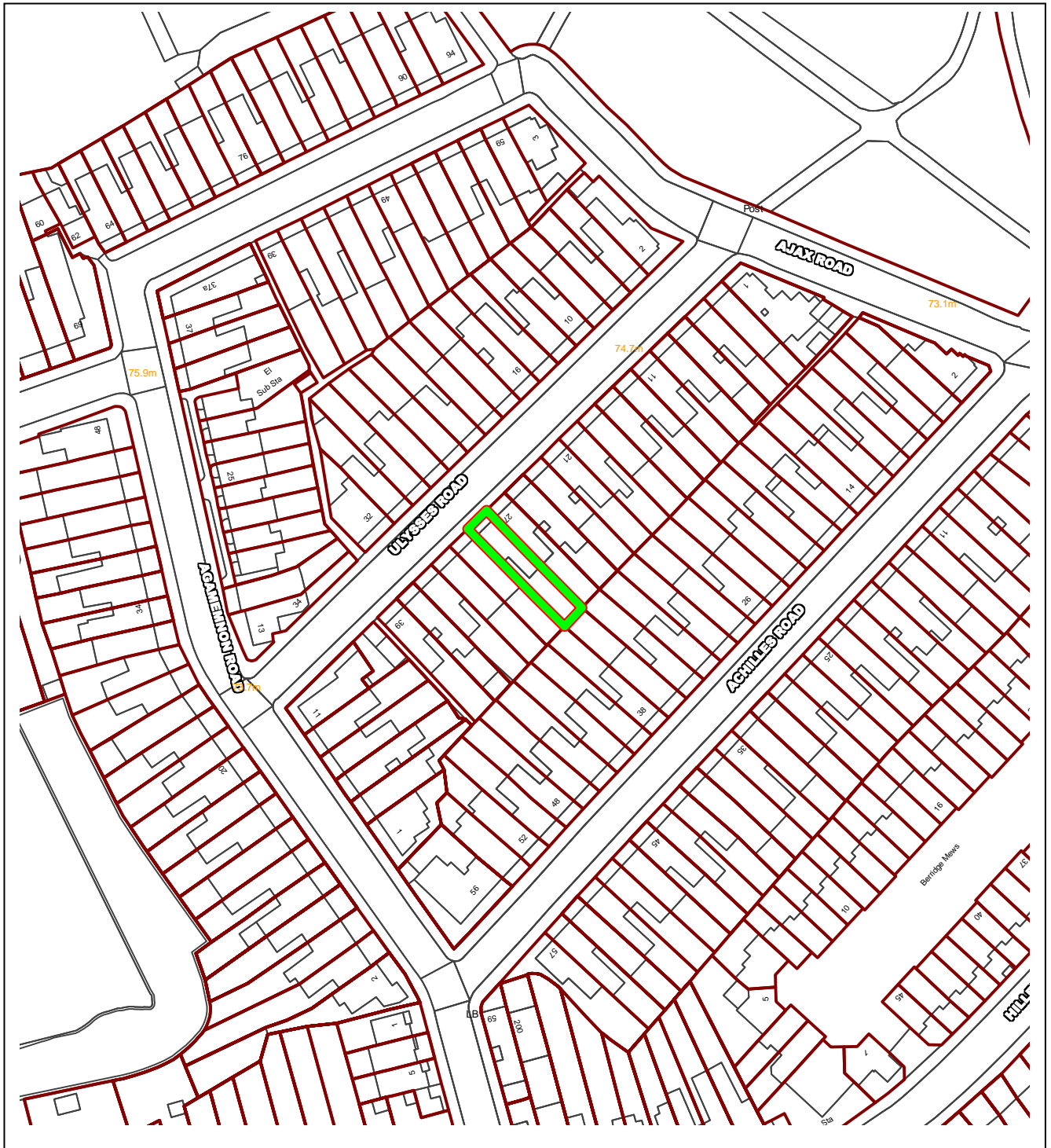


2021/5814/P
29 Ulysses Road, London, NW6 1ED



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SITE PHOTOGRAPHS



- No.29 (left) and No.31 (right) Front Elevation.



- No.29 Front Elevation.



- No.27 (left) and No.29 (right) Front Elevation.

Figure 1: Site photos of subject site and adjoining properties.

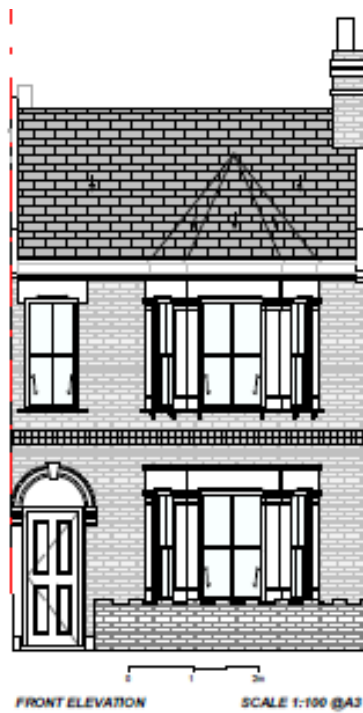


Figure 2: Existing and Proposed Front Elevation showing two (2) rooflights on front roof slope.



Figure 3: Existing and Proposed Rear Elevation showing rear extension to lower ground floor and rear roof dormer.



Figure 4: Existing Sections.



Figure 5: Proposed Sections.



Figure 6: Existing floor plans.

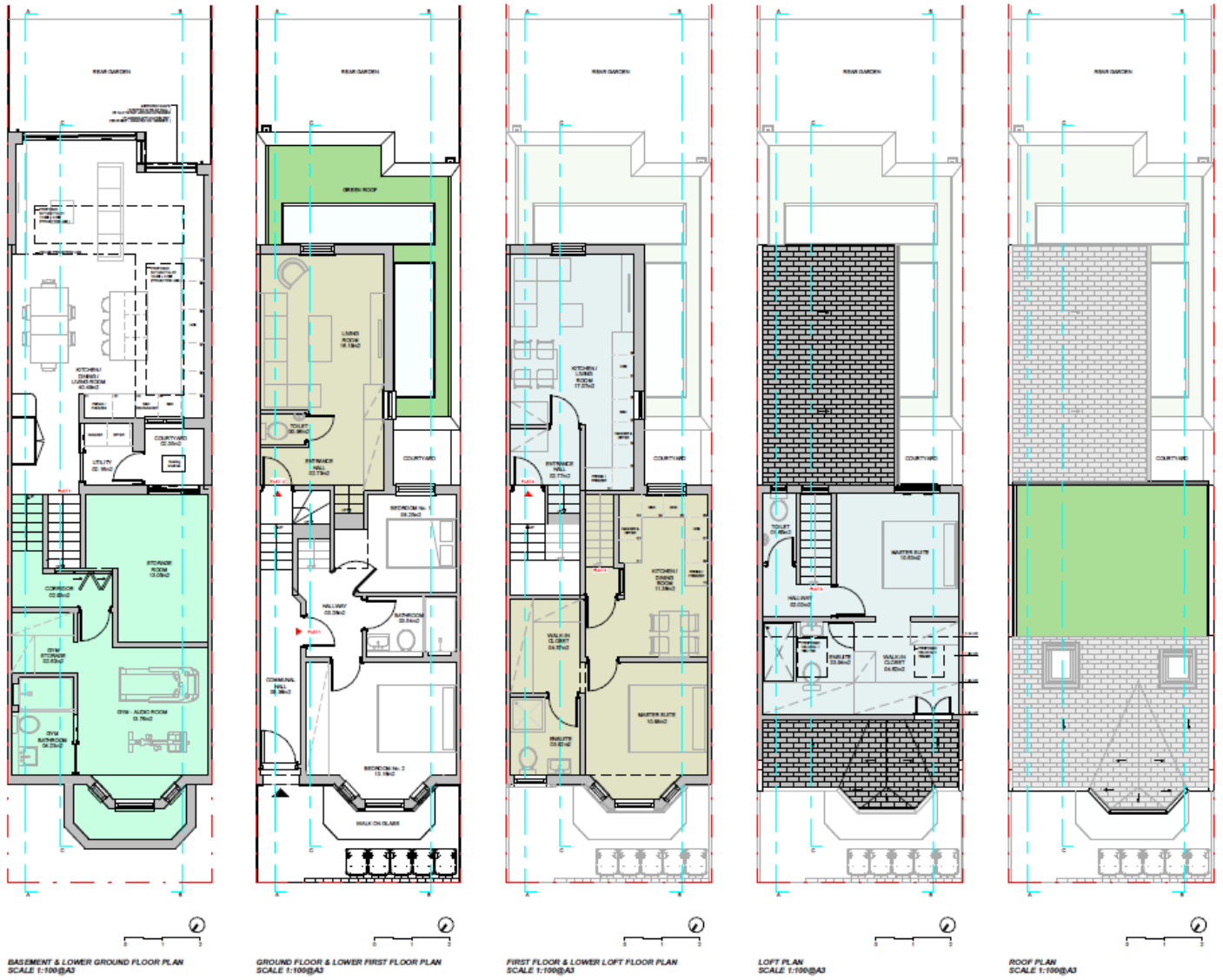


Figure 7: Proposed floor plans.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/03/2022
		N/A / attached		Consultation Expiry Date:	24/02/2022
Officer			Application Number(s)		
Alex Kresovic			2021/5814/P		
Application Address			Drawing Numbers		
29 Ulysses Road London NW6 1ED			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of existing two flats into three flats, extension to existing basement with front lightwell, erection of infill side and rear extension at lower ground floor level, rear roof dormer and two rooflights on front slope.					
Recommendation(s):		Grant Conditional Planning Permission subject to a Section 106 Legal Agreement			
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	08	No. of objections	08
Summary of consultation responses:	Multiple site notices were displayed on 31/01/2022 (expired 24/02/2022).					
	Eight (8) objections were received from neighbouring occupiers. Concerns arising from these objections are summarised below:					
	<u>Design</u> <ul style="list-style-type: none">Out of character.					
	Officers Response: <ul style="list-style-type: none"><i>The only change to the front elevation of the host building will be the inclusion of the two (2) rooflights on the front slope of the existing roof which is in keeping with the existing street scene. The introduction of the front lightwell will not be readily visible due to the retention of the front boundary dwarf wall. In addition, it the front lightwell would only be visible when standing directly adjacent to the lightwell. In essence, the front elevation will continue to read as a single residence and will continue to preserve the architectural style along the street.</i><i>The works to the rear are mostly contained within the existing building envelope, except for the lower ground and roof accommodation works. The works at lower ground floor are subordinate in scale, would respect the character and setting of the surrounding area, and would not be out of place due to the large number of rear extensions within the vicinity. There would also be no views of the extension from the public realm.</i><i>The roof accommodation works will not protrude beyond the existing rear building line and would be constructed in matching materials of the host building to maintain the architectural integrity of the site.</i><i>As such, it is considered that the proposed works would not be out of character and are welcome.</i>					
	<u>Amenity</u> <ul style="list-style-type: none">The proposed large open roof terrace would adversely impact the privacy of neighbouring properties.The single storey side and back extension appear to be much higher than the current side extension of number 31 which it would be built against.Adverse impacts to overshadowing.Potential for above normal noise levels created by 3 adjacent flats sitting between two single households.					
	Officers Response: <ul style="list-style-type: none"><i>The large open roof terrace has been omitted from the scheme.</i><i>The single storey side and back extension would sit approx. 1m above the boundary fence line and would be constructed alongside a matching extension at no.27. There are no windows to the flank elevation. Therefore, owing to its limited bulk and depth, the proposed side extension would not harm the amenity of the adjoining residential</i>					

	<p><i>occupiers in terms of the loss of light, outlook, or privacy.</i></p> <ul style="list-style-type: none"> <i>In terms of the noise or disturbance resulting from the use, this is a material planning consideration; however, it is not considered that the level of noise generated from the new dwellings or comings and goings to the dwellings within an existing residential development would cause undue harm to neighbouring properties. It is therefore considered that the proposals are in general accordance with policies A1 and A4.</i> <p><u>Transport</u></p> <ul style="list-style-type: none"> Negative impact on infrastructure and parking for residents. <p>Officers Response:</p> <ul style="list-style-type: none"> <i>The proposed scheme will be car free as secured by a S106 Legal Agreement.</i> <p><u>Land Use</u></p> <ul style="list-style-type: none"> The creation of 3 flats from a standard Victorian terrace is an overdevelopment of the site. <p>Officers Response:</p> <ul style="list-style-type: none"> <i>The application site currently accommodates two (2) units. The addition of a new unit is not considered to adversely overdevelop the site in a negative manner. In addition, the proposed development would increase housing supply in the borough and is in accordance with Policy H1.</i> <p><u>Basement</u></p> <ul style="list-style-type: none"> The foundations of modular-built terrace houses are interconnected, which if interfered with in one property causes subsidence to neighbouring properties and thereby each property in a concertina effect. The basement development would also not comply with the Camden Local Plan. Creating a full basement from the perhaps existing cellar and a front light well may also impact on the water table. <p>Officers Response:</p> <ul style="list-style-type: none"> <i>The application included a BIA which has been independently reviewed by the Council's appointed third-party engineering firm. The final BIA audit confirms that the proposed basement complies with the Council's policies and supplementary guidance on basements and would not cause harm to the structural stability of the host and neighbouring properties nor would it impact slope stability or hydrological/hydrogeological environments.</i>
<p>Fortune Green and West Hampstead Neighbourhood Forum comments:</p>	<p>No response was received by the Fortune Green and West Hampstead Neighbourhood Forum.</p> <p>A response was received by Thames Water during the statutory consultation period who advised that no objection is made subject to the inclusion of informatives, which have been attached to the decision notice.</p>

Site Description

The existing property is a mid-terraced late-Victorian property with external masonry walls and timber floors which has previously been split into 2 flats, with one at front ground floor level and rear lower ground floor level (1 bedroom) and the other at rear ground floor level and first floor level (3 bedrooms). The structure comprises a main building and a rear addition. The main building is two storeys high above street level. The rear addition is three storeys high.

The Ground Floor of the rear addition is at a lower level than the Ground Floor of the main building. This is due to the sloping nature of the site, where the external ground level at the rear is lower than the ground level at the front. The upper floors of the rear addition are also at different levels to the floors of the main building.

There is an existing cellar, which is under the hallway and the stairs. Adjacent to the cellar there is a void below the remainder of the ground floor. The front ground floor is made of timber and is supported on the front rear walls, spine walls and an array of masonry piers.

There is also a front garden at street level, and a lower-level rear garden.

The application site is located on the southeastern side of Ulysses Road. The site is not located within a conservation area and is not within close proximity of any listed buildings, but it lies within the Fortune Green and West Hampstead Neighbourhood Area.

Relevant History

Application Site:

No relevant history.

Surrounding Area:

Application	Address	Description	Status
2021/0100/P	27 Ulysses Road London NW6 1ED (adjacent neighbouring property)	Erection of single storey ground floor infill side extension and rear extension.	Granted 10 March 2021
2022/2367/P	30 Ulysses Road London NW6 1EE	Erection of a ground floor glazed infill extension and replacement rear extension to dwelling house (Class C3).	Granted 24 November 2022
2021/4187/P	14 Ulysses Road London NW6 1EE	Erection of a single storey side extension with rooflights, following the demolition of the existing rear conservatory.	Granted 17 December 2021
2020/2152/P	10 Ulysses Road London NW6 1EE	Erection of a single storey infill extension to the rear flank elevation and alteration to the fenestration treatment to the rear at ground floor level.	Granted 3 August 2020
2017/4907/P	33 Ulysses Road LONDON	Erection of a single storey side extension	Granted 27 October 2017

	NW6 1ED	at ground floor level; and the installation of 3 x rooflights to the roof of the existing back addition.	
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Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the Impact of Development
 A3 Biodiversity
 A4 Noise and Vibration
 A5 Basements
 D1 Design
 CC5 Waste
 H1 Maximising Housing Supply
 H6 Housing Choice and Mix
 H7 Large and small homes
 T1 Prioritising Walking, Cycling and Public Transport
 T2 Parking and Car Free Development

Camden Planning Guidance

Home Improvements CPG (2021)
 Amenity CPG (2021)
 Design CPG (2021)
 Transport CPG (2021)
 Basements CPG (2021)
 Water and Flooding CPG (2019)
 Developer Contributions CPG (2019)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 1: Housing
 Policy 2: Design & Character
 Policy 7: Sustainable Transport
 Policy 8: Cycling
 Policy 17: Green/Open Space

Assessment

1.Proposal

1.1 The application proposes to convert two existing flats into three flats in the form of 1x 2B3P and 2 x 1B2P with extension to existing basement with front lightwell, erection of an infill side and rear extension at lower ground floor level, rear roof dormer and two rooflights on front slope.

1.2 The proposed works will see a total uplift of 55.8sqm to the host building. The proposed single storey rear and side infill extension, in the form of the basement extension, at lower ground floor will have an uplift of 25.1sqm, whilst the roof-level accommodation in the form of a rear roof dormer will have an uplift of 30.7sqm. The basement extension will measure 3.1m in depth with a 1.1m stepped in rear wall and will be full width, boundary to boundary. The two rooflights on front slope are both 1m wide and 0.8m high.

1.3 No changes are proposed to the existing entrance.

1.4 The proposal has been revised to remove the proposed rear facing Juliet balcony and terrace at

roof level, the roof accommodation has been revised to not protrude beyond the existing building line, the single storey infill extension now includes a 1.1m stepped in rear wall to mirror the design of the neighbouring property, and a green roof on the single storey infill extension has been added to enhance biodiversity onsite.

2. Assessment

3. Land Use

3.1 Policy H1 promotes the efficient use of buildings in Camden to supply additional homes, as self-contained housing is the priority land use of the Local Plan.

3.2 The Camden Strategic Housing Market Assessment (SHMA) indicates that the greatest requirement in the market sector is likely to be for two- and three-bedroom homes, followed by one-bedroom homes / studios. The proposal is for the conversion of two existing flats (1 x 1bed and 1 x 3bed) into three flats in the form of 1x 2B3P and 2 x 1B2P. It is noted that the existing currently has a 3bed flat which will be lost because of this scheme. However, the proposed scheme will continue to provide the highest priority of housing onsite in the form of a 2bed, 3persons flat which is therefore acceptable as it accords to Policy H7 whilst increasing the total number of flats onsite from 2, to 3, which accords with Policy H1.

4. Design

4.1 Policy D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area.

4.2 Paragraph 5.13 of Design CPG states that roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. The application site seeks to create roof-level accommodation with the introduction of a full width extension with matching brick, which will make the rear elevation appear as four-storeys high, rather than the existing rear elevation appearing as three storeys high. It is noted that the proposed rear roof-level accommodation will not protrude beyond the existing rear building line and a number of similar roof-level accommodation in the form of roof dormers are noticeable on neighbouring properties. It is therefore considered the roof-level accommodation with the introduction of a full width extension with matching brick is considered to be subordinate in scale and location and would respect the character and setting of the surrounding area.

4.3 The proposed single storey rear and side infill extensions are considered to be subordinate in scale and location to the two-storey host building and would respect the character and setting of the surrounding area. The depth of the single storey infill extension is 3.2m and would be full width with a 1.1m stepped in rear wall to mirror the design of the neighbouring property, 27 Ulysses Road.

4.4 The simple modern design of the extension would be proportionate to the size and bulk of the building and the proposed brickwork would match the existing aesthetics of the host building. There would be no views of the extension from the public realm. Furthermore, the proposed extension would retain a sufficiently sized rear garden.

4.5 There are many similar type extensions in Ulysses Road, eg. Nos.1, 3, 6, 7, 14, 20, 26. Notably the proposed wrap-around extension is very similar in form, size, and location to the adjoining one at no. 27, granted under planning reference 2021/0100/P on the 10th of March 2021. Therefore, the proposal is considered to be acceptable in principle and in keeping with the prevailing form of development in close proximity to the host building.

4.6 The proposed roof lights to the front elevation would be flush with the existing roof slope and are

characteristic of the area. As such, no objection is raised on account of their design and appearance.

4.7 The Fortune Green and West Hampstead Neighbourhood Plan (FGWH NP) stipulates that all development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.

4.8 Overall, the proposal is considered to be of high quality and therefore not considered harmful to the character or appearance of the host building, street scene or the Fortune Green and West Hampstead Neighbourhood Area, in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the FGWH NP.

5. Living standards of future occupiers

5.1 The Housing CPG requires new development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space; facilities for the storage, recycling, and disposal of waste; facilities for bicycle storage; and private outdoor amenity space.

5.2 Policy H6 of the Camden Local Plan states that all new residential development should meet nationally described space standards.

Flat no. and bedroom size	Proposed internal floor areas	National Space Standards
Flat 1- 2B3P / 2 STOREY	116.58sqm	70sqm
Flat 2 - 1B2P / 1 STOREY	54.95sqm	50sqm
Flat 3 - 1B2P / 1 STOREY	51.19sqm	50sqm

5.3 As illustrated by the above table, flat nos. 1, 2 and 3 would all meet national space standards. It is considered that all the rooms in the new dwellings would be able to function for the purposes for which they are intended and would have an adequate size, shape, door arrangement, height, and natural lighting.

5.4 There is an existing communal bin area at the front of the site, which would cater for the storage, recycling, and disposal of waste, which is considered to be acceptable.

5.5 A condition will be added to secure water efficiency measures, ensuring a maximum internal water usage of 105 litres per day (plus additional 5 litres for external water use) for each home, to comply with the guidance in CPG Water and Flooding.

5.6 Overall, it is considered that the new dwellings would provide an acceptable standard of residential accommodation, in accordance with Policy H6.

6. Residential Amenity

6.1 Policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour.

6.2 The proposed single storey rear and side infill extension, in the form of the basement extension, at lower ground floor proposes new habitable space in the form of a kitchen, dining, and living room, with a total area of 25.1sqm. The proposal will also include a south facing sliding door overlooking the rear yard which will provide adequate sunlight to the lower ground floor unit. The proposed roof accommodation will consist of a staircase, hallway, bedroom, ensuite and walk in robe with a total area of 30.7sqm, and will have a south facing window, which will follow the existing window pattern. The green roof above the single storey extension at lower ground floor will not be used as a roof terrace and a condition will be included to protect the privacy and amenity of adjoining properties.

6.3 The proposed single storey rear and side infill extension, in the form of the basement extension, at

lower ground floor would be constructed next to a matching extension at no.27. There are no windows to the flank elevation and the proposed infill extension would project only 1.2m further than the neighbour's infill addition. Therefore, owing to its limited bulk and depth, the proposed side extension would not harm the amenity of the adjoining residential occupiers in terms of the loss of light, outlook, or privacy.

6.4 In terms of the noise or disturbance resulting from the use, this is a material planning consideration; however, it is not considered that the level of noise generated from the new dwellings (net uplift of one new dwelling) or comings and goings to the dwellings within an existing residential development would cause undue harm to neighbouring properties. It is therefore considered that the proposals are in general accordance with policies A1 and A4.

7. Basement

7.1 With regard to basements, Policy A5 of the Local Plan states that the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA).

7.2 The application includes a BIA which has been independently reviewed by the Council's appointed third-party engineering firm (Campbell Reith). The final BIA audit confirms that the proposed basement complies with the Council's policies and supplementary guidance on basements and would not cause harm to the structural stability of the host and neighbouring properties nor would it impact slope stability or hydrological/hydrogeological environments.

7.3 The following table demonstrates how the proposed basement is compliant with Policy A5 of the Camden Local Plan 2017:

Policy A5 Criteria	Response	Complies Yes/No
The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:		
a) neighbouring properties;	The BIA confirms that damage to adjacent property shall be limited to Category 1 (very slight) with appropriate monitoring and mitigation measures proposed.	Yes
b) the structural, ground, or water conditions of the area;	The BIA presents appropriate assessments of structural impacts and proposes mitigation measures. The BIA confirms there will be no adverse impact on the wider hydrological environment	Yes
c) the character and amenity of the area;	It is considered that the extension of the basement would not impact the character and amenity of the area.	Yes
d) the architectural character of the building; and	It is considered that the extension of the basement would not impact the architectural character of the building.	Yes
e) the significance of heritage assets.	It is considered that the extension of the basement would not impact the significance of heritage assets.	Yes
Basement development should:		
f) not comprise of more than one storey;	The proposed basement would be single storey in depth.	Yes

g)	not be built under an existing basement;	The proposed basement would be single storey in depth beneath ground floor level.	Yes
h)	not exceed 50% of each garden within the property;	The proposed basement does not exceed 50% of the garden.	Yes
i)	be less than 1.5 times the footprint of the host building in area;	The proposed extension to the basement would have a total area of approximately 21.6sqm, which would be less than 1.5 times the footprint of the host building.	Yes
j)	extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	The depth of the host building measured from the principal rear elevation is 14m, 50% of which is 7m. The proposed extension to the basement would extend into the rear garden to a depth of approximately 3.1m.	Yes
k)	not extend into or underneath the garden further than 50% of the depth of the garden;	The rear garden measures 14m in depth from the rear flank elevation, 50% of which is 7m. The proposed basement would extend into the rear garden to a depth of approximately 3.1m.	Yes
l)	be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The proposed lightwell would be sufficiently set away from the boundaries of all neighbouring properties.	Yes
m)	avoid the loss of garden space or trees of townscape or amenity value.	The proposal would not lead to the loss of any trees nor any substantial garden space.	Yes

7.4 The overall size and scale of the basement is considered to comply with Policy A5 (points a-m) of the Local Plan and the Council's supplementary guidance document CPG Basements and is thus considered acceptable subject to the inclusion of a condition for the appointment of a suitably qualified chartered engineer to oversee the permanent and temporary basement construction works.

8. Sustainability

8.1 Local Plan policy CC2 states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

8.2 The proposed development incorporates a green roof to the proposed roof of the lower ground

floor extension. The proposed green roof promotes biodiversity whilst adding to the green nature of the Fortune Green Road Neighbourhood Area minimising the impact of the proposal. A green roof also aids with insulation and cooling, reducing the carbon footprint of the property. A planning condition would be added to require the submission and approval of full details of the green roof prior to the occupation of the new dwellings.

9. Transport

9.1 In line with Policy T2, all new residential units would be designated as being car free, i.e. the future occupants should not be provided with an off-street parking space and will not be entitled to on-street parking permits from the Council. This arrangement will be secured by means of a Section 106 Legal Agreement.

9.2 Cycle parking for the proposed development should be provided in accordance with the requirements of Policy T1. For 1 bedroom 2 person residential units, the requirement is for 1.5 spaces per unit, whilst for units with 2 or more bedrooms the requirement is for 2 spaces per unit, giving an overall requirement for this development of 5 spaces. Given the very limited amount of space available on site for a formal cycle store, it is considered appropriate to secure a Section 106 cycle parking contribution of £3,600 towards the provision of a bike hanger in the vicinity of the site.

9.3 Paragraph 6.12 of the Local Plan states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP). Given the extent of excavation and construction works proposed in this predominantly residential area, a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 is required to be secured by means of the Section 106 Agreement. This will help ensure that the proposed development is carried out without unduly affecting neighbouring amenity or the safe and efficient operation of the local highway network, in accordance with Policy A1 of the Camden Local Plan.

9.4 Given the proximity of the proposed front basement excavation and lightwell to the public highway, it is also necessary to secure an Assessment in Principle and associated contribution of £576.80 by means of the Section 106 Agreement. This will help ensure that the proposed excavation is carried out without unduly impacting the structural stability of the adjacent public highway.

10. Recommendation

10.1 Grant conditional planning permission, subject to a S106 Legal Agreement.

10.2 The S106 Legal Agreement seeks to secure the below:

- Car Free Development
- Construction Management Plan (associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000)
- Cycle parking contribution of ($\pounds 4,320/6 \times 5 = \pounds 3,600$)
- Assessment in Principle and associated contribution of £576.80

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd October 2023, 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: 2021/5814/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Date: 18 October 2023

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

Proficiency Design & Build
31-35 Fortune Green Road
WEST HAMPSTEAD, LONDON
NW6 1 DU
UNITED KINGDOM

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
29 Ulysses Road
London
NW6 1ED

Proposal:

Conversion of existing two flats into three flats, extension to existing basement with front lightwell, erection of infill side and rear extension at lower ground floor level, rear roof dormer and two rooflights on front slope.

Drawing Nos: EX-01, EX-02, PR-03, EX-04 Dated 08/08/2022 Rev C; PR-01, PR-02, PR-03 Dated 24/10/2022 Rev E; Basement Impact Assessment Rev 3 Dated 05.01.23; Flood Risk Assessment Rev 1 Dated 05.01.23.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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-01, EX-02, PR-03, EX-04 Dated 08/08/2022 Rev C; PR-01, PR-02, PR-03 Dated 24/10/2022 Rev E; Basement Impact Assessment Rev 3 Dated 05.01.23; Flood Risk Assessment Rev 1 Dated 05.01.23.

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 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 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, check for compliance with the design as approved by the local planning authority and building control body and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. 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 ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment prepared by Croft Structural Engineers (Revision 3, Dated 05.01.23) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, and 5 litres/person/day for external water use. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan.

- 7 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
- a detailed scheme of maintenance
 - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - 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 G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017 and policy 17 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 8 The Green Roof on the lower ground floor extension is not to be used as a roof terrace and should only be accessed for the purpose of maintenance.

Reason: To protect the amenity of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017 and policy 17 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

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 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 5 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.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.
- 8 There are public sewers crossing or close to the application site. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read the guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
- 9 As required by Building regulations part H paragraph 2.36, Thames Water requests

that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 10 If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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-planning-decision>.

Yours faithfully

Supporting Communities Directorate