

Miss Holly Rhoades
Planning Potential Ltd
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2013/4475/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

3 December 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**41 Highgate West Hill
N6 6LS**

Proposal:

Erection of two storey and single storey rear extension to gatehouse with associated elevational alterations and gate replacement and excavation beneath gate house and front forecourt area to enlarge existing basement floor (Class C3).

Drawing Nos: GH_100 Rev 02; GH_203 Rev 02; GH_204 Rev 02; GH_212 Rev 02; GH_213 Rev 03; GH_214 Rev 02; GH_290 Rev 02; GH_291 Rev 03; GH_292 Rev 02; GH_302 Rev 02; GH_303 Rev 02; GH_304 Rev 02; GH_305 Rev 02; GH_312 Rev 03; GH_312 Rev 02; GH_314 Rev 03; GH_315 Rev 03; GH_330 Rev 02; GH_331 Rev 02; GH_332 Rev 02; GH_333 Rev 02; GH_411 Rev 03; GH_415 Rev 03; GH_600 Rev 02; GH_601 Rev 02; Arboricultural Implications Report, prepared by Simon Jones Associates Ltd, dated June 2013; A report on the archaeological investigations, prepared by Museum of London Archaeology, dated July 2013; Basement Impact Assessment: The Gatehouse, prepared by HR Wallingford, June 2013; Structural report in connection with Planning Application for gatehouse basement, prepared by Michael Barclay Partnership, dated 11th July 2013.



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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - GH_100 Rev 02; GH_203 Rev 02; GH_204 Rev 02; GH_212 Rev 02; GH_213 Rev 03; GH_214 Rev 02; GH_290 Rev 02; GH_291 Rev 03; GH_292 Rev 02; GH_302 Rev 02; GH_303 Rev 02; GH_304 Rev 02; GH_305 Rev 02; GH_312 Rev 03; GH_312 Rev 02; GH_314 Rev 03; GH_315 Rev 03; GH_330 Rev 02; GH_331 Rev 02; GH_332 Rev 02; GH_333 Rev 02; GH_411 Rev 03; GH_415 Rev 03; GH_600 Rev 02; GH_601 Rev 02; Arboricultural Implications Report, prepared by Simon Jones Associates Ltd, dated June 2013; A report on the archaeological investigations, prepared by Museum of London Archaeology, dated July 2013; Basement Impact Assessment: The Gatehouse, prepared by HR Wallingford, June 2013; Structural report in connection with Planning Application for gatehouse basement, prepared by Michael Barclay Partnership, dated 11th July 2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies

DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to occupation, the window hereby permitted on the first floor flank window facing north within the two storey rear extension shall be obscurely glazed and fixed shut and be so retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 to the satisfaction of the Council. The trees shall be protected on site during demolition and construction work in accordance with the recommendations of the arboricultural implications report and tree protection plan by Simon Jones Associates dated June 2013, hereby approved, and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to design, demolition and construction".

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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Any feature of possible architectural or archaeological interest revealed during the course of the works authorised by this consent shall be retained in situ, construction work suspended in the relevant area of the site and the local planning authority notified immediately; thereafter provision shall be made for the retention and/or recording of the feature in a manner specified in writing by the local planning authority.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. 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 safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £9000 (180sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.
- 4 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

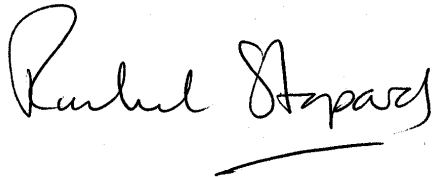
Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

- 5 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.