

Mr Neil Cartwright
Hunter's Lodge
5 Belsize Lane
Hampstead
London
NW3 5AD

Application Ref: **2012/2414/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

5 September 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:
**Hunters Lodge
5 Belsize Lane
London
NW5 5AD**

Proposal:

Construction of basement floor level beneath dwelling house (Class C3) and rear garden with rebuilt section of boundary wall.

Drawing Nos: Site Location Plan; 1007-005 Rev D; 1007-006 Rev B; 1007-007; 1007-008 Rev B; 1007-009; 1007-010; 1007-100 Rev K; 1007-101 Rev J; 1007-102 Rev C; 1007-103 Rev A; 1007-104 Rev A; 1007-106 Rev C; 1007-107 Rev C; 1007-108 Rev F; 1007-110 Rev E; 1007-111 Rev F; Impact Assessment, Method Statement for Protection of Trees and Tree Protection Plan, prepared by Clear Future Architecture, dated 21st September 2011; Heritage, design and access statement dated May 2012; Heritage, design and access statement dated August 2011; Structural report on proposed basement construction works, prepared by Gary Gabriel Associates, dated February 2012; Preconstruction report for the proposed basement construction and protection of the listed building, prepared by JDL Consultant Limited, dated May 2012; Basement Impact assessment, prepared by Tweedie Evans Consulting, dated April 2012; Letter from TEC dated 29 June 2012 "Groundwater monitoring".



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 Within three months from the date of this approval, a Cherry Tree shall be planted to the specification and location shown on drawing 1007-101 Rev J hereby approved, suitably staked and tied and in ground prepared to the standards set out in BS5236:1975. Any trees or areas of planting 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 Council gives written consent to any variation.

Reason: In order to comply with the provisions of Section 206 of the Town and Country Planning Act 1990 (as amended), and to ensure that the proposal maintains a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage), and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 1007-005 Rev D; 1007-006 Rev B; 1007-007; 1007-008 Rev B; 1007-009; 1007-010; 1007-100 Rev K; 1007-101 Rev J; 1007-102 Rev C; 1007-103 Rev A; 1007-104 Rev A; 1007-106 Rev C; 1007-107 Rev C; 1007-108 Rev F; 1007-110 Rev E; 1007-111 Rev F; Impact Assessment, Method Statement for Protection of Trees and Tree Protection Plan, prepared by Clear Future Architecture, dated 21st September 2011; Heritage, design and access statement dated May 2012; Heritage, design and access statement dated

August 2011; Structural report on proposed basement construction works, prepared by Gary Gabriel Associates, dated February 2012; Preconstruction report from the proposed basement construction and protection of the listed building, prepared by JDL Consultant Limited, dated May 2012; Basement Impact assessment, prepared by Tweedie Evans Consulting, dated April 2012; Letter from TEC dated 29 June 2012 "Groundwater monitoring".

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

- 5 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.

- 6 All work shall be carried out in accordance with the details demonstrating how trees to be retained shall be protected during construction work hereby approved by the Council. 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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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 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.

- 3 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.
- 4 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.
- 5 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 £11000 (220sqm 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.
- 6 For the avoidance of doubt and in the interest of proper planning, submitted plans: 1007-090, 1007-015 rev J (superseded by 1007-110-E), 1007-016 rev L (superseded by 1007-111-F), 1007-080, 1007-081, 1007-082, 1007-083, 1007-084, 1007-085, 1007-086, 1007-087 and the Structural condition report on boundary wall, prepared by Gary Gabriel Associates, dated January 2012 are not hereby approved as part of this permission.
- 7 Reasons for granting planning permission

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP16 (The Transport Implications of Development); DP17 (Walking, Cycling and Public Transport); DP18 (Parking Standards and Limiting the Availability of Car Parking); DP19 (Managing the Impact of Parking); DP20 (Movement of goods and materials); DP21 (Development connecting to the highway network); DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and

construction); DP23 (Water); DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and lightwells). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:-In overall terms it is considered that the proposed scheme represents a high quality design and sensitive additions and alterations to an existing building. The proposed alterations and extensions to the building are considered to respect the host listed building whilst preserving the character and appearance of the conservation area. Neither the proposed garden room extension, nor the rebuilt side extension are considered to harm neighbour amenity or traffic conditions in terms of outlook, light, privacy, noise, traffic or parking. The proposals are therefore considered to be in line with planning policy in this instance.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613