

Delegated Report		Analysis sheet		Expiry Date:		19/12/2012	
		N/A		Consultation Expiry Date:			
Officer				Application Number(s)			
Nicola Tulley				2012/5708/P			
Application Address				Drawing Numbers			
17 Templewood Avenue London NW3 7UY				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to conditions 3 (qualified chartered engineer) and 6 (tree protection) of planning permission granted on 09/10/12 (ref: 2012/0684/P for the erection of 3-storey plus basement building for use as a single-family dwellinghouse (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		n/a					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The application site relates to a detached dwelling-house sited centrally on Templewood Avenue, within Redington and Frognaal conservation area. Conservation area consent and planning permission were granted this year for its demolition and rebuild with basement excavation. The site is located on sloping ground rising to the north towards 19 Templewood Avenue.

The site was originally formed as 1955 post war infill of the former orchard of the adjacent detached at house 15 Templewood Avenue. This was replaced in the mid 1990's with the existing house which was designed by Sir Richard MacCormac. The building forms a V shape with two wings separated by a glass atrium 'winter garden' and is arranged over three floors with a partial excavated basement and three front terraces.

Relevant History

Full planning application, reference **2012/0684/P**, was granted for: Erection of 3-storey plus basement building for use as a single-family dwelling-house (following demolition of existing 3-storey dwelling) (Class C3).

Conservation area consent, reference **2012/0780/C**, was granted for: Demolition of existing 3-storey dwelling-house (Class C3).

Full planning permission, reference **97/02760P**, was granted for: The redevelopment of the site by the erection of a two storey plus basement dwelling-house as a variation to the planning permission granted on 11th July 1996 (Ref.9601038R1) for the erection of a similar two storey residential building, as shown on drawing numbers> TA201, TA202B, TA204B, TA206A, TA207, TA208B and one numbered sketch perspective.

Full planning permission, reference **96/01038P** was granted for: Redevelopment of the site by the erection of a two-storey plus basement building to accommodate two flats with car parking, as shown on drawing numbers TA/200B, /201, /202A to /208A, TAL/14B, 1289/PL01 and SK.

Conservation area consent, reference **96/01039C** was granted for: Demolition of the existing house and garage, as shown on drawing numbers TA/200B, /201, /202A to /208A, TAL/14B, 1289/PL01 and SK.

Full planning permission, reference **91/00108**, was granted for: Erection of a 2-storey dwelling house entrance gates and railings as shown on drawing no(s) 1170:01 02 03 04 05 06 07 08 09 14 15 plus photographs sheets 1-3.

Conservation area consent, reference **91/60038** was granted for: Demolition (within a Conservation Area) of existing 2-storey dwelling-house as shown on drawing no(s) 1170:01 02 03 04 05 06 07 08 09 14 and 15 plus photograph sheets 1-3.

Full planning permission, reference **TP/74464/C/23872** (1955) was granted for: The erection of a dwelling house on the site of No. 17, Templewood Avenue, Hampstead, with facing materials in accordance with items 2, 3 and 4 of the applicant's letter dated 2nd February, 1955.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

Supplementary Planning Policies

Camden Planning Guidance (2011)

CPG 1 Design

CPG 4 Basements

Redington and Frognal Conservation Area Appraisal and Management Strategy

Assessment

Planning permission was granted on 9th October for the erection of 3-storey plus basement building for use as a single-family dwelling-house (Class C3), under planning reference 2012/0684/P. The following conditions were attached to the decision notice to be discharged by the Local Planning Authority:

Condition 3:

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 supervise the construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. The appointment shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

The agent has confirmed that Michael Alexander Limited has been appointed to carry out the structural design of the development. The appointment has been made in accordance with the Association for Consultancy and Engineering (ACE). The appointment includes for providing of services as described in ACE. These services include inspecting the works during the construction phase and after completion.

In view of the above, condition 3 of planning permission reference 2012/0684/P can be approved.

Condition 6

All trees on the site, or parts of trees growing on adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work such details shall follow guidelines and standards set out in BS5837:2005 "Trees in relation to construction".

An arboricultural method statement and tree protection plan has been submitted to demonstrate how trees will be protected during construction work. The details submitted were considered acceptable by Tree officers.

Conclusion

Given the above details officers recommend that conditions 3 and 6 of planning permission reference 2012/0684/P are discharged.

Condition 12 (Design: details to be approved) awaits to be discharged, this shall be added in an informative.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444