

Ms Jo Cutler
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24 Bruton Place
London
W1J 6NE

Application Ref: **2010/0105/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5117**

22 March 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
36 Millfield Lane
London
N6 6JB

Proposal:
Demolition of existing dwelling house and outbuildings and erection of a new 3 storey single family dwelling house (Class C3).

Drawing Nos: Site Location Plan; B06/105/01; 02; 03 (rev1); 05; 05A; 412 P 050 A; 100 A; 101 A; 102 A; 103 A; 104 A; 110 B; 111 B; 112 B; 113 B; 115; 120 C; 121 A; 125 A; 122 B; 412-P-SK-01; 412-P-SK-02; extract from green sky-garden brochure; Design and Access Statement rev A; Noise report dated 25/05/2007; email from Peter Edwards dated 02/03/2010; Construction Management Plan (Received 05/03/2010)

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 Details of all facing materials (including windows, glazing, doors, balustrading, facing materials) to be used in the construction of the new dwelling shall be submitted to and approved by the Council before the relevant parts of the works are commenced and the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Details of the colour for the render on all the rigid external wall insulation facades of the new dwelling shall be submitted to and approved before the relevant works on site commence and the development shall be carried out in accordance with the approval given. Once implemented the approved colour shall be permanently retained and maintained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (General design principles) and B7 (Conservation areas) of the London borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. (Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.) The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 (general design principles) and N8 (Ancient woodlands and trees) of the London Borough of Camden replacement Unitary Development Plan 2006.

- 5 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in

accordance with the requirements of policies B1 (General design principles) and N8 (Ancient woodlands and trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 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 are 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 policies SD6 (Amenity for occupiers and neighbours), SD8 (Disturbance) and Appendix 1 (Noise and vibration thresholds) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, D, E and F) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies B1 (General design principles) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Prior to the first occupation of the building a plan showing details of the green /brown roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green/brown roof 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 of maintenance.

Reason: To ensure that the green/brown roof is suitably and maintained in accordance with the requirements of policies SD9 (Resources and energy), N5 (Biodiversity) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Details of the new entrance gates and rebuilt piers shall be submitted to and approved by the local planning authority before works on site commence. Once approved, the gates and piers shall be built in accordance with the approved plans and permanently retained and maintained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 The flat roof areas not already shown as terraces on the drawings of the proposed dwelling hereby approved shall not be used as roof terraces and shall be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 Prior to commencement of development details of porous replacement driveway surfacing shall be submitted to and approved by the local planning authority and such surfacing shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy SD9 (Resources and energy), N5 (Biodiversity) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 Prior to commencement of any works on site a Construction Management Plan (CMP) shall be submitted to and approved by the Council that includes further details relating to how the development will be constructed and in particular the logistics arrangements relating to matters such as deliveries, loading, unloading and the storage of materials and plant. The CMP shall demonstrate that all building activity, including loading and unloading can take place from within the site and that the logistics shall be managed in such a way as to prevent multiple vehicles arriving at once to the site. The agreed CMP shall then be followed unless otherwise agreed in writing by the Council.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent residential properties in accordance with the requirements of policy T12 (Works affecting the highway) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; B06/105/01; 02; 03 (rev1); 05; 05A; 412 P 050 A; 100 A; 101 A; 102 A; 103 A; 104 A; 110 B; 111 B; 112 B; 113 B; 115; 120 C; 121 A; 125 A; 122 B; 412-P-SK-01; 412-P-SK-02; extract from green sky-garden brochure; Design and Access Statement rev A; Noise report dated 25/05/2007; email from Peter Edwards dated 02/03/2010; Construction Management Plan (Received 05/03/2010)

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

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 2363).
- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult with the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 4 You are advised that the appropriate standards for tree work are set out in BS 3998: 1989. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 5 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.
- 6 You are advised to explore the use of all flat roof areas to incorporate brown roofs as is reasonably practicable and welcomes the measures that have been indicated to date.
- 7 Reasons for granting planning permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life), SD6 (Amenity for occupiers and neighbours), SD8 (Disturbance), SD9 (Resources and energy), H1 (New housing), H7 (Lifetime homes and wheelchair housing), B1 (General design principles), B6 (Listed buildings), B7 (Conservation areas), N2 (Protecting open space), N5 (Biodiversity), N8 (Ancient woodlands and trees), T3 (Pedestrians and

cycling), T7 (Off-street parking, city car clubs and city bike schemes), T8 (Car-free housing and car capped housing), T12 (Works affecting highways) and Appendix 1 (Noise and vibration thresholds). Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- The general design approach of the replacement building including its bulk, height, modulation and footprint remains broadly the same as the approved scheme and would not have a significant impact on the buildings' contribution to the character or appearance of the Highgate Conservation Area or to the setting of Hampstead Heath. A condition would be attached seeking details of all external facing materials to ensure that the detailed design is of a high quality. The contribution that the private garden makes to the private open space designation is not considered to change significantly as a result of the replacement scheme. In terms of impact on residential amenity the proposal is considered acceptable. The proposed landscaping is considered acceptable in principle as it would assist in preserving the streetscene. The details of the replacement trees and hard and soft landscaping would be required by condition. A detailed CMP would be required to be submitted by condition. In conclusion the proposals are considered acceptable subject to conditions.

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