

Mr Nick Francis
Francis Architects Limited
22-24 Kingsford Street
London
NW5 4JT

Application Ref: **2014/7606/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

4 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
95 Hillway
London
N6 6AB

Proposal:
Construction of a part basement level, loft conversion including installation of dormer windows and conservation roof lights and erection of single storey side and rear extension.

Drawing Nos: 11211 AP 001; 11211 AP 002; 11211 AP 010; 11211 AP 020; 11211 AP 021; 11211 AP 022; 11211 AP 100 Rev A; 11211 AP 101 Rev B; 11211 AP 102 Rev B; 11211 AP 110 Rev B; 11211 AP 120 Rev B; 11211 AP 121 Rev B; 11211 AP 122 Rev B; Ground Investigation Report and Basement Impact Assessment by Soiltechnics November 2014

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:

11211 AP 001; 11211 AP 002; 11211 AP 010; 11211 AP 020; 11211 AP 021; 11211 AP 022; 11211 AP 100 Rev A; 11211 AP 101 Rev B; 11211 AP 102 Rev B; 11211 AP 110 Rev B; 11211 AP 120 Rev B; 11211 AP 121 Rev B; 11211 AP 122 Rev B; Ground Investigation Report and Basement Impact Assessment by Soiltechnics November 2014

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

- 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, 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.

- 5 Prior to occupation, the window hereby permitted on the dormer window facing north 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.

Informative(s):

1 Reasons for granting permission.

The existing dwelling internal floor level sits approximately 1.5 metres above the original ground level at the rear of the property. The property falls to the rear and towards the adjacent property at 93 Hillway. This results in the basement sitting only partially below existing ground level. Therefore it is considered that the proposed basement would not have an unacceptable impact on the host property. The applicant has submitted a basement impact assessment which has been independently verified by LBH Wembley. The report concluded that the BIA was submitted by a suitably qualified person and is sufficient to meet the requirements of DP27 and CPG4.

The proposed extension including the new glazing at both ground and lower ground level are located to the rear of the dwelling with very limited external visibility within the conservation area and surrounding environment. The proposed extension will be located in place of the existing balcony which will be screened from view by the existing extensions on the neighbouring properties.

The proposed front side infill extension is subordinate in scale being single storey, simple in terms of design and a common form of extension within the locality.

Whilst the development will have some impact in terms of the loss of the original preserved roof, the dormer extensions have been appropriately designed and are not considered harmful to the character or appearance of the host building, street scene or the Holly Lodge Conservation Area because of the subordinate nature of the development and the other developments of a similar nature within the streetscape. The proposal conserves and enhances the character and appearance of the conservation area. The size, design, location of the proposal will not be harmful to the adjoining neighbours amenity in terms of loss of light, outlook, enclosure or privacy.

Three neighbours were consulted; one objection was received and duly taken into account prior to making this decision. A site notice was also displayed. The sites planning history and the planning history of the adjacent property at 93 Hillway and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general 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, including CPG1, CPG4 and CPG6. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of

the National Planning Policy Framework.

- 2 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).
- 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment