

Ms Karen Clark
Hedley Clark Ltd
Yew Tree House
Sandy Lane
Kingsley Bordon
Hampshire
GU35 9NH

Application Ref: **2015/1573/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

19 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Glenilla Road
London
NW3 4AJ

Proposal:

Erection of single storey rear extension, construction of replacement front boundary wall following demolition of that existing, insertion of rooflights and external alterations together with retention of basement, front lightwell and rear boundary wall (alternative to details approved under 2013/5538/P).

Drawing Nos: LP-01, Arboricultural Report dated March 2015, Basement Impact Assessment by Gledsdale Associates dated August 2013, EX01Rev01, EX02Rev01, EX01Rev01, EX03Rev01, EX04Rev01, EX05Rev01, PA-01Rev01, PA-02Rev01, PA-03Rev01, PA-04Rev01, PA-05Rev01.

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;

LP-01, Arboricultural Report dated March 2015, Basement Impact Assessment by Gledsdale Associates dated August 2013, EX01Rev01, EX02Rev01, EX01Rev01, EX03Rev01, EX04Rev01, EX05Rev01, PA-01Rev01, PA-02Rev01, PA-03Rev01, PA-04Rev01, PA-05Rev01.

Reason:

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

- 4 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 during demolition and construction works to the satisfaction of the Council. Tree protection shall be undertaken in accordance with the recommendations of the arboricultural report, method statements and tree protection plan by Tim Moya Associates ref: 230408-PD-21 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.

- 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 Prior to the first occupation of the building a plan showing details of the green 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 roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green 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 roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The hereby approved flat roof shall not be used as a terrace or seating out area unless otherwise approved in writing by the local planning authority.

Reason: In order to prevent 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 principle of the above proposals were established to be acceptable within planning permission 2013/5538/P, however, as observed on site visit, works have started not in accordance with the previously approved plans. Thus, submitting this current application to regularise such works.

General; Variations are proposed upon the rear extension that was previously approved, with the roof now stepping down in height (below the height previously approved) adjacent to neighbouring properties, before stepping up to a central feature 200mm higher than previously approved.

Front lightwell; This remains as approved, but without the flush grill, which is considered better in design terms.

Rear lightwell; The approved scheme extends the basement under the rear extension with an additional rear lightwell. The proposed scheme reduces the size of the basement to that area under the original property only and excludes the

formation of a rear lightwell.; The approved rear boundary wall was 2.3m, it has been constructed at 2.8m for which retrospective consent is sought.

Front boundary wall; Due to structural defects it is now proposed to demolish and rebuild the front boundary wall in materials and details to match that existing and considered to be an enhancement in appearance of the front elevation.

The design of the fenestration as proposed, is considered to be acceptable for a development of this nature. The subject site is surrounded on all sides by a high wall which would prevent the rear elevation from being visible to the street scene, or the neighbouring terrace properties. In addition, it was noted at the time of development that there is no clear pattern of development and there is multiple types of rear extension developments on neighbouring properties. Furthermore, the proposed lightwell and stairway to the front of the property is generally considered acceptable in design terms as well. There is a noticeable number of front lightwells to properties within the Belsize Park Conservation Area, and the proposal would be similar in design. Alterations to the fenestration, the rooflights and replacement front wall are also generally encouraged, as it would be repairing an existing structure and would therefore preserve and enhance the surrounding area. Therefore it is considered that the development would not be to the detriment of the character and appearance of either the host building or surrounding Conservation Area. It is also considered that these alterations would not prejudice the intentions of the original planning permission and would continue to accord with the objectives of the relevant policies of the Camden Local Development Framework.

The proposals are considered to not result in unacceptable outlook, loss of light nor privacy impact on adjoining and nearby properties.

15 neighbours were consulted; two objections and one comment have been received. These objections and the site's planning history was 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, under 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 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, CPG1 of the Camden Planning Guidance. The proposed development also accords with policies 5.18, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 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.
- 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.

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