

Mrs Kiran Ubbi  
Turley Associates Ltd  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

Application Ref: **2014/6987/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

14 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Capo Di Monte**  
**Windmill Hill**  
**London**  
**NW3 6RJ**

Proposal:

Change of use from two residential units to a single dwelling house, reconfigured rear extension, extension to existing basement and associated internal and external alterations, landscaping and parking.

Drawing Nos: 1249/S 00; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 and AP 01; 02; 03A; 04A; 05A; 06; 07; 08; 09; 10; 11 and 1249/SK 01; 02A; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12A; 13A; 13(1); 14A; 15; 16 and Basement Impact Assessment by HR Wallingford (ref: MAM7359-RT001-R01-00 dated November 2014; Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated November 2014; Tree Survey and Arboricultural Method Statement (ref: 1249) dated October 2014; Specification for Underpinning by Michael Barclay Partnership (ref: 6036); Engineering Drawings by Michael Barclay Partnership (ref: 6036-301 to 311, 320, 321) dated February 2015; Addendum to Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated 09/03/2015; Letter from HR Wallingford of 27/02/2015 Addendum to Structural Engineer's Report Appendix A (ref: 6036); Appendix B Addendum to Structural Engineer's Report (ref: 6036) dated February 2015; Trial Pit Investigations, Addendum to Structural Engineer's Report Appendix C (ref: 6036) dated February 2015; Ground Movements Assessment Addendum to Structural



Engineer's Report Appendix D (ref: 6036) dated February 2015; Monitoring Plans 6036-303, 308, Addendum to Structural Engineer's Report Appendix E dated February 2015; Letter from Michael Barclay Partnership of 9th March 2015 (ref: 6036AJB); Ground Investigation Report by Ground Engineering (ref: C13361A) dated February 2015; Geotechnical Interpretive Report for 4 Upper Terrace by Geotechnical Consulting Group dated April 2013; Draft Construction Management Plan by Charlton Brown Architects (ref: 1249) Rev 1 dated October 2014; Archaeological Desktop Assessment May 2014 (Revised October 2014); Planning Statement October 2014; Design and Access Statement October 2014 and Heritage Statement October 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: 1249/S 00; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 and AP 01; 02; 03A; 04A; 05A; 06; 07; 08; 09; 10; 11 and 1249/SK 01; 02A; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12A; 13A; 13(1); 14A; 15; 16 and Basement Impact Assessment by HR Wallingford (ref: MAM7359-RT001-R01-00 dated November 2014; Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated November 2014; Tree Survey and Arboricultural Method Statement (ref: 1249) dated October 2014; Specification for Underpinning by Michael Barclay Partnership (ref: 6036); Engineering Drawings by Michael Barclay Partnership (ref: 6036-301 to 311, 320, 321) dated February 2015; Addendum to Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated 09/03/2015; Letter from HR Wallingford of 27/02/2015 Addendum to Structural Engineer's Report Appendix A (ref: 6036); Appendix B Addendum to Structural Engineer's Report (ref: 6036) dated February 2015; Trial Pit Investigations, Addendum to Structural Engineer's Report Appendix C (ref: 6036) dated February 2015; Ground Movements Assessment Addendum to Structural Engineer's Report Appendix D (ref: 6036) dated February 2015; Monitoring Plans 6036-303, 308, Addendum to Structural Engineer's Report Appendix E dated February 2015; Letter from Michael Barclay Partnership of 9th March 2015 (ref: 6036AJB); Ground Investigation

Report by Ground Engineering (ref: C13361A) dated February 2015; Geotechnical Interpretive Report for 4 Upper Terrace by Geotechnical Consulting Group dated April 2013; Draft Construction Management Plan by Charlton Brown Architects (ref: 1249) Rev 1 dated October 2014; Archaeological Desktop Assessment May 2014 (Revised October 2014); Planning Statement October 2014; Design and Access Statement October 2014 and Heritage Statement October 2014.

- 4 Reason: For the avoidance of doubt and in the interest of proper planning. Prior to the end of the next available planting season following the decision, replacement tree planting shall be carried out in accordance with details of replanting species, position, and size that have first been submitted to and approved by the local planning authority in writing.

The landscaping shall be implemented as agreed prior to the occupation of any part of the development. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first occupation of the dwelling hereby approved a plan showing details of the green roofs 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.

- 6 Prior to the commencement of any works on site, details demonstrating how trees on the site and within adjoining sites shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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.
- 7 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

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 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.
- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment