

Mr Mel Kirkland

87 Derwent Road,
London
N13 4QA

Application Ref: **2015/1429/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

2 November 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Parkhill Road
London
NW3 2YH

Proposal:

Conversion of a 2 bedroom flat and studio into a 2 bedroom maisonette and a 2 bedroom dwelling; a lower ground and ground floor level rear extension with a sunken terrace; creation of a ground floor level rear terrace; a sunken front access and associated internal and external works to the building.

Drawing Nos: Location Plan 1:1250, (172) 30; 31; 32; 34; 35; 40 Rev C; 41 Rev B; 42 Rev A; 44 Rev A; 45 Rev B; 46, 404_PW_400, SK01, SK02, 017W, Basement Impact Assessment (ref: 15002 Rev 2) dated 02/03/2015, Report on a Ground Investigation (ref: 15/23223) dated March 2015, Method Statement for Basement Construction dated 07/09/2015, Tree Impact Assessment Report dated 15/07/2015 and Design Heritage and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 Location Plan 1:1250, (172) 30; 31; 32; 34; 35; 40 Rev C; 41 Rev B; 42 Rev A; 44 Rev A; 45 Rev B; 46, 404_PW_400, SK01, SK02, 017W, Basement Impact Assessment (ref: 15002 Rev 2) dated 02/03/2015, Report on a Ground Investigation (ref: 15/23223) dated March 2015, Method Statement for Basement Construction dated 07/09/2015, Tree Impact Assessment Report dated 15/07/2015 and Design Heritage and Access Statement.

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

- 4 All trees on the site and adjacent sites, including parts of trees growing from adjoining sites, shall be retained and protected from damage to the satisfaction of the Council for a period of at least 5 years following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.

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 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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.

- 7 The obscured glazed screens, hereby approved in drawing no. 172 45 Rev B, shall be erected on the proposed rear terrace prior to the commencement of the use of the roof terrace and shall be permanently retained thereafter.

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.

Informatives:

- 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.

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