

FARRELL DESIGN STUDIO

22nd October 2015
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

13 & 13A WEST HAMSTEAD MEWS LONDON NW6 3BB

RESPONSE TO CONDITIONS REF: 2014/1182/P

Dear Sir or Madam,

Please find enclosed herewith, the response to the conditions for the above mentioned application.

- 1) The development hereby permitted must be begun not later than the end of three years from the date of this permission.
The application (ref: 2014/1182/P) was approved 4th August 2014. The minor amendment application associated with it, (ref: 2015/2898/P) was approved 14th July 2015. Work is due to commence on site once the conditions have been cleared.

- 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. Specifically, the yellow facing brick work and natural slate roof of 13A shall match the facing materials of adjacent buildings.
Where possible, the yellow London stock brick that is to be demolished will re-used. Where it is not possible, or additional bricks are required, reclaimed yellow London stock bricks are to be used (refer to condition 11). All roofing tiles will be SSQ Sarria Natural Slate.

Condition 3 relates to planning condition of application ref: 2014/1182/P which has since been superseded by the planning condition, detailed below, of the Minor Amendment Application ref: 2015/2898/P.

- 1) For the purposes of this decision, condition no.3 of planning permission 2014/1182/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; A10; A100 A; A101 A; A110 A; A111 B; A1000 E; A1001 B; A1010 D; A1011 D; A1012 A; CHP daylight and sunlight report dated 25/7/13 ; EMTEC noise report dated 2/9/13; Broad Oak Tree Consultants report dated 7/8/13; JH-1063--: DP-01; P01 rev A; P02 rev A; P03 rev B; P20; P07; PO6; P05; P04; P08.

Due to the changes in layout from the previous application (planning ref: 204/1182/P) to the approved minor amendment (planning ref: 2015/2898/P), the Emtec Noise Report has been updated. Please refer to the Emtec Noise Report attached.

- 4) 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 the residential unit.
Please refer to the attached Lifetime Homes Standards Report. The building will comply, where possible, with Part M of the new Access Regulations. The house is a conversion and we have taken every available opportunity, to adhere to Lifetime Homes Standards. The Statement attached details the steps taken to comply, where possible, with the Lifetime Homes Standards.

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- 5) Prior to the commencement of any works on site, details demonstrating how the Horse Chestnut tree 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.

Please see the General Arrangement Site Plan (drawing number JH-1063-SP1 rev C) and the approved Tree Report.

- 6) The dedication plaque on the gable wall of No.13 shall be carefully removed and re-erected within the ground floor of 13 West Hampstead Mews (as shown on the drawings hereby approved) and retained permanently thereafter.

The dedication plaque is shown to be situated in the ground floor office of 13 West Hampstead Mews (drawing A1011 rev. D). We believe it is more appropriate for the plaque to be placed in the entrance area of the commercial building, as this allows it to be viewed by a far greater number of people. The new position is shown on drawing number L1415/20 rev B Proposed Offices, Ground Floor Plan.

- 7) 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 (or any part of it) is 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).

Please see attached a revised Emtec Noise Report detailing the plant/equipment noise levels. The Noise Report has been revised in accordance with the equipment specified in the Energy Statement identified in Condition 12.

- 8) Before the use commences, the air-conditioning plant shall be provided with sound attenuation measures in accordance with the recommendations of the noise report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Please refer to the revised Emtec Noise Report. The attenuation measures will be installed prior to the use of the building.

- 9) The works of demolition hereby approved shall not be commenced before the Local Planning Authority has received written confirmation from a solicitor that a contract(s) for the carrying out of the entire scheme of works authorised by the associated planning permission has been entered into.

We are currently awaiting the client to appoint a Main Contractor.

- 10) Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

- 10a) Details including sections at 1:10 of all windows (including jams, head and cill), ventilation grills, external doors and gates;

Please see attached 1:10 details (drawings number: L14/15-D1, L14/15-D2, L14/15-D3 rev B, L14/15-D4 rev A) of the typical windows, ventilation grills, external doors and gates proposed in the development.

- 10b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

Please refer to the External Materials Schedule attached. Samples if the bricks are available on site and will remain during the external construction phase of the development.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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- 11) A sample panel of the facing brick work demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

A sample panel of the bricks to be used will be displayed on at the rear of 86 West End Lane. Please see the attached General Arrangement Site Plan (drawing number JH-1063-SP1 rev C) which details the location of the sample brick panel.

- 12) Before the development commences, an energy statement shall be submitted to the Council specifying how the proposed development follows the steps of the energy hierarchy and minimises its energy needs during both construction and occupation.

Please see attached the Energy Statement produced by JSH, SAP Calculations Document and BRUKL Output Document describing the energy requirements and output of the development. The conclusion of their report details how the three step energy hierarchy has been incorporated into the development and concludes by stating that an Air Source Heat Pump (ASHP) would deliver a 21% reduction in CO₂ emissions and generate 28% renewable energy. Please see TDC drawing number L1415-10 rev A New Dwelling Plans for the location of the ASHP.

- 13) Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the Local Planning Authority in writing. The CMS shall provide detail and/or drawings in relation to:

- a) The access.
- b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
- c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
- d) Details of proposed parking bays suspensions and temporary traffic management orders.
- e) Details of security hoarding required on the public highway.
- f) The proposed site working hours including start and end date.
- g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
- h) Any other relevant information.

The development is currently out to tender. The Main Contractor is to supply the C.M.S. We will respond to this condition when a Main Contractor has been confirmed and provides a detailed Construction Management Plan.