

Mr. Patrick Gilmartin  
Woollacott Gilmartin Architects  
48b Netherhall Gardens  
London  
NW3 2SY

Application Ref: **2014/7827/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

15 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**15A Parliament Hill**  
**London**  
**NW3 2SY**

Proposal:

Demolition of existing 2 storey house and erection of a new part 2 part 4 storey dwellinghouse (Class C3), with single storey basement and separate single storey rear extension behind no.15, front lightwell and alterations to front garden and boundary wall following removal of forecourt parking

Drawing Nos: Site location plan; X/1:200-000, X/1:1250-000, X1:50-000, X1:50-001, X1:50-002, X1:50-003, X1:50-004, X1:50-101, X1:50-102, X1:50-103, X1:50-104; P/1:500-000, P/1:200-000, P/1:50-0 0-1, P/1:50-000 revC, P/1:50-001, P/1:50-002, P/1:50-003, P/1:50-004, P/1:100-101, P/1:50-101 revA (SEa), P/1:50-101 revA (SEb), P/1:50-102, P/1:50-103, P/1:50-104, P/1:50-105 revB, P/1:50-201, P/1:50-202, P/1:50-204, P/1:50-301, P/1:50-302, P/1:50-303, P/1:50-304, P/1:50-201 revB (bike store); 2 photomontages dated 26.3.12; 3d sketch view of front garden dated 1.7.15; Design and Access Statement by Woollacott Gilmartin architects; Daylight and sunlight study dated 17.6.11; Code for Sustainable Homes Pre-assessment report by ddp, ref E217-CSHPA-00; Arboricultural Development report by ArbTech dated 17.6.11 and associated plans; Tree Survey report by ArbTech dated 24.10.14 and associated plans, pit & trench reports dated 1.9.14 and 19.1.15; Arboricultural Development report by ArbTech dated 12.12.14; Ground Investigation Report and Basement Impact Assessment (Final Rev B) by EPS ref UK14.1639 dated 25.3.15;



Basement Impact Assessment Review by Gyoury Self engineers dated 24.3.15; Flood Risk Assessment by Gyoury Self engineers dated 24.3.15; Structural Design Statement by Gyoury Self engineers dated 10.12.14; Ground movement assessment by Gyoury Self engineers dated March 2015; email from David Parker dated 6.5.15 titled 'BIA review for 15a Parliament Hill NW3 2014/7827/P (GSP ref 10366NA)';

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 The development hereby permitted shall be carried out in accordance with the following approved plans- Site location plan; X/1:200-000, X/1:1250-000, X1:50-000, X1:50-001, X1:50-002, X1:50-003, X1:50-004, X1:50-101, X1:50-102, X1:50-103, X1:50-104; P/1:500-000, P/1:200-000, P/1:50-0 0-1, P/1:50-000 revC, P/1:50-001, P/1:50-002, P/1:50-003, P/1:50-004, P/1:100-101, P/1:50-101 revA (SEa), P/1:50-101 revA (SEb), P/1:50-102, P/1:50-103, P/1:50-104, P/1:50-105 revB, P/1:50-201, P/1:50-202, P/1:50-204, P/1:50-301, P/1:50-302, P/1:50-303, P/1:50-304, P/1:50-201 revB (bike store); 2 photomontages dated 26.3.12; 3d sketch view of front garden dated 1.7.15; Design and Access Statement by Woollacott Gilmartin architects; Daylight and sunlight study dated 17.6.11; Code for Sustainable Homes Pre-assessment report by ddp, ref E217-CSHPA-00; Arboricultural Development report by ArbTech dated 17.6.11 and associated plans; Tree Survey report by ArbTech dated 24.10.14 and associated plans, pit & trench reports dated 1.9.14 and 19.1.15; Arboricultural Development report by ArbTech dated 12.12.14; Ground Investigation Report and Basement Impact Assessment (Final Rev B) by EPS ref UK14.1639 dated 25.3.15; Basement Impact Assessment Review by Gyoury Self engineers dated 24.3.15; Flood Risk Assessment by Gyoury Self engineers dated 24.3.15; Structural Design Statement by Gyoury Self engineers dated 10.12.14; Ground movement assessment by Gyoury Self engineers dated March 2015; email from David Parker dated 6.5.15 titled 'BIA review for 15a Parliament Hill NW3 2014/7827/P (GSP ref 10366NA)';

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

- 3 Details in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
  - a) detailed drawings of the proposed window openings, with a horizontal and vertical section at 1:2 showing the depth of the reveal, window frames, lining to reveals, and relationship of the tiling to the opening.
  - b) samples of all external facing materials.

The relevant part of the works shall not be carried out otherwise than in

accordance with the details thus approved.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel of the proposed vertically hung tiles and a sample panel of the proposed front boundary wall brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panels shall be retained on site until the work has been completed.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the front garden lightwell and the proposed privacy screen in the rear garden behind no.15 Parliament Hill, have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme 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.

- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme 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.

- 7 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 construction work in accordance with the arboricultural reports hereby approved and with the guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 Prior to works commencing on site, details of when the tree protection measures hereby approved have been implemented shall be submitted to and approved by the Council.

Reason: To ensure that the Council may be satisfied 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.

- 9 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) 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 Council.

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.

- 11 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 new residential unit.

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.

- 12 The development hereby approved shall incorporate sustainable design principles and renewable energy technologies into the design and construction of the development in accordance with the Code for Sustainable Homes Pre-assessment report hereby approved. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 13 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 structural stability of neighbouring buildings and the water environment 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 of the London Borough of Camden Local Development Framework Development Policies.

- 14 The excavation and construction of the basement, in terms of its design, methodology and monitoring, shall be implemented in accordance with the recommendations of the revised Basement Impact Assessment and supporting documents hereby approved.

Reason: To safeguard the structural stability of neighbouring buildings and the water environment 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 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 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.
- 4 With regard to condition no. 11, you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 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.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and require a further grant of planning permission.
- 7 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable

purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

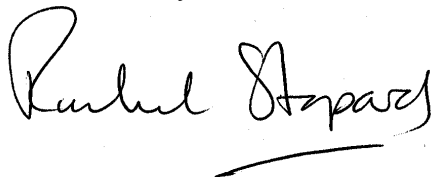
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment