



TOWN PLANNING & HERITAGE STATEMENT

**26 CHRISTCHURCH HILL
LONDON
NW3 1LG**

RON PASCALOVICI

OCTOBER 2016

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Approved by:
Nick Spall

Report Status:
FINAL

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(October 2002)

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1.0 INTRODUCTION

- 1.1 This town Planning and Heritage Statement has been prepared on behalf of Mr Ron Pascalovici in support of a proposal for the provision of a basement extension at 26 Christchurch Hill, London, NW3 1LG.
- 1.2 The planning application seeks permission for the following:
- 'The provision of a basement extension at 26 Christchurch Hill.'*
- 1.3 Pre-application advice was sought in March 2014 & March 2016 and the proposals have been amended in line with the Officer's comments.
- 1.4 The proposal in respect of 26 Christchurch Hill seeks to install a one storey basement extension underneath the original two storey dwellinghouse and the existing studio, with a 'tunnel' construction spanning the rear garden and connecting the two extensions. Mechanical plant and thermal storage will be located in the 'tunnel' section as included in this proposal.
- 1.5 The proposed basement extension will include the provision of three-equal size walk on flush glazed rooflights, a sunken courtyard with glazed canopy, a reclaimed timber gate over the second means of escape ladder, a 'panic room', gym/game room, office, washroom/laundry room, and a media room.
- 1.6 In addition, permission is sought to demolish and rebuild the existing studio structure annexed to the main house to the original design and the retained materials. Once rebuilt the studio will be converted into a garage (under a separate listed building consent and planning permission granted in July 2014, refer to 2013/2561/L and 2013/1740/P).
- 1.7 The development proposals are fully justified in this Statement in terms of their town planning policy compliance and their impact on this listed heritage asset in the Conservation Area.

1.8 The Statement should be read with reference to the submitted drawings and supporting documents. The supporting documents are as follows:

- Basement Impact Assessment (BIA) & BIA Audit form
- Structural Engineers Report
- Design and Access Statement (DAS)
- Arboricultural Report
- Construction Management Plan (CMP)
- Sustainability Statement
- Noise Survey Report

2.0 SITE AND SURROUNDINGS

Site Description

- 2.1 The site is located at the north-east side of Christchurch Hill, immediately to the south-east of the crossroads junction with Well Road in the London Borough of Camden. It consists of a large detached two storey Grade II listed building which dates back to 1812. The site also includes a small single-storey structure fronting Well Road and annexed to the main house, which is currently used as a self-contained studio. The site is of a broad rectangular shape and extends to approximately 0.14 hectares.
- 2.2 The property faces immediately onto Christchurch Hill to the west, and Well Road to the north. To the east of the site is a three storey, red brick semi-detached residential property (5 Well Road). Located to the south is a three storey semi-detached residential property (22 Christchurch Hill), of a very similar style to 6 Well Road.
- 2.3 The surrounding area is primarily residential in nature. Well Road properties date back to the 1880's and primarily the street comprises large, red brick semi-detached villas. Christchurch Hill is more varied in nature, and the residential properties on this road are varying in architectural style and period.
- 2.4 Photographic images of the site and surrounding area are available in Erica Jong Architects' Design and Access Statement (DAS), which accompanies the application submission.

3.0 RELEVANT PLANNING HISTORY

3.1 The following details relevant planning history for the site and surrounding area.

26 Christchurch Hill – The Application Site

- 3.2 **D7/9/11/15983/R** – Planning permission and listed building consent (LBC) was granted on 22nd June 1973 for the *'erection of a 2 storey extension for a single family dwelling house'*.
- 3.3 **2005/0939/P** – Planning permission and LBC was granted on 13th May 2005 for the *'erection of a single storey rear extension to form a utility room for a single family dwellinghouse'*.
- 3.4 **2010/4767/P** – Planning permission and LBC was granted on 8th November 2010 for the *'erection of a single storey rear orangery extension to dwellinghouse'*.
- 3.5 **2013/1740/P** – Planning permission and LBC was granted on 10th July 2014, subject to a S106 agreement, for the *'use of building fronting Well Road as a garage ancillary to existing dwellinghouse at 26 Christchurch Hill. Installation of garage doors to front elevation and creation of vehicular access.'*
- 3.6 A copy of the Decision Notices for the above permissions/consents are attached at **Appendix A**.
- 3.7 There are several other applications relating to basement excavation works in the surrounding area. These include:

1. 24 Well Road, NW3

- 3.8 **2009/1090/P:** Planning permission was granted on 21st July 2009 for the *'Erection of one part two storey side extension adjoining the east boundary wall, 1st floor rear extension of existing garage, and excavation for a new basement floor under whole house and part of side garden, with front and side lightwells, to provide additional accommodation for the existing dwellinghouse'*.

- 3.9 The officer's report for this application stated that the development of a basement at the property would *'not have any impact on the character or the appearance of the conservation area'*.

2. 22 Christchurch Hill, NW3

- 3.10 **2007/1395/P:** Planning permission was granted on 1st June 2007 for the *'Excavation of basement under front garden (omitting basement under footprint of house), enlargement of and alterations to detailed design or rear lower-ground floor level extension; excavation to create additional height to existing lower ground floor'*.

3. 1 Wellmount Studio, Well Road, NW3

PWX0103280: Planning permission was granted on 30th August 2001 for *'Excavations to create a basement area and erection of a glazed roof over part of the courtyard, including the installation of 3 new windows and 2 roof lights, in connection with the use of the building as a two bedroom house'*.

4. 1A Well Road, NW3

- 3.11 2013/7179/P: Planning permission was granted on 13th December 2013 for *'Erection of single storey infill rear extension with associated a roof terrace, installation of a dormer window to rear roofslope, alterations to fenestration at rear, and excavation of front lightwell in connection with change of use from 2x flats to single dwellinghouse.'*
- 3.12** It is considered that the approved development at the above properties sets a precedent for basement development in the area.
- 3.13** Copies of the decision Notices for the above permissions are attached as **Appendix B.**

4.0 RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

- 4.1 The National Planning Policy Framework (NPPF) came into force on 27 March 2012 and provides a presumption in favour of sustainable development. The Framework introduced twelve core principles which underpin the planning system. These principles include establishing a planning system which proactively drives and supports sustainable economic development to deliver the homes the country needs, and to encourage the effective use of land by reusing land that has been previously developed (brownfield land).
- 4.2 Paragraph 49 sets out that housing applications should be considered in the context of the presumption of sustainable development.
- 4.3 Paragraph 128 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.4 Paragraph 137 states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.

London Plan Further Alterations

- 4.5 The latest version of the London Plan, which incorporates alterations to the Plan since 2011 was adopted on 10th March 2015. The relevant policies form the revised Plan are as follows:

Policy 3.5 – Quality and design of housing developments
Policy 7.4 – Local Character
Policy 7.6 – Architecture
Policy 7.8 – Heritage Assets and Archaeology

London Borough of Camden Local Development Plan

4.6 The adopted planning policy at a local level (London Borough of Camden) is set out in the following documents:

- Core Strategy (adopted 2010)
- Development Policies Document (adopted 2010)

4.7 In addition the following Supplementary Planning Documents and Guidance are relevant:

- London Borough of Camden Guidance on Design (adopted September 2014)
- London Borough of Camden Guidance on Housing (adopted September 2013)
- London Borough of Camden Guidance on Basements and Lightwells (Adopted July 2015)
- London Borough of Camden Guidance on Amenity (Adopted 2011)
- Hampstead Conservation Area Statement (adopted October 2001)

4.8 The adopted Proposals Map demonstrates the site lies within the Hampstead Conservation Area and an Archaeological Priority Area.

4.9 The relevant Core Strategy policies are set out below:

Policy CS5 – Managing the impact of growth and development

Policy CS13 – Tackling climate change through promoting higher environmental standards

Policy CS14 – Promoting high quality places and conserving our heritage

4.10 The relevant Development Policies Document are set out below:

Policy DP22 – Promoting sustainable design and construction

Policy DP23 – Water

Policy DP24 – Securing high quality design

Policy DP25 – Conserving Camden’s heritage

Policy DP26 – Managing the impact of development on occupiers and neighbours

Policy DP27 – Basements and lightwells

5.0 TOWN PLANNING ANALYSIS

Amenity

- 5.1 LB Camden Core Strategy Policy CS5 states that the Council will protect the amenity of Camden's residents by ensuring that the impact of development on occupiers and neighbours is fully considered.
- 5.2 Core Policy CS13 seeks to ensure that development takes measures to minimise the effects of and adapt to climate change, and encourages all development to ensure that building and spaces are designed to cope with and minimise the effects of climate change.
- 5.3 Development Policy DP26 states that the Council will protect amenity of neighbours and not grant planning permission for development which harms that amenity.
- 5.4 Policy DP26 will review development considering factors such as visual privacy and overlooking, overshadowing and outlook, sunlight, daylight and artificial light levels, noise and vibration levels, odour/fumes/dust, microclimate and attenuation measures.
- 5.5 The development site contains a large detached house, enclosed by a fenced boundary. The site does not share any boundary walls with neighbouring properties, and the development will not be visible from 22 Christchurch Hill, and only marginally visible from 5 Well Road.
- 5.6 The development proposes three small and equal size glazed panels and sunken courtyard with glazed canopy and a reclaimed timber gate. The above surface elements are not visible from the neighbouring property of 22 Christchurch Hill and are only minimally visible from the neighbouring property of 5 Well Road.
- 5.7 Glazed floorpanels and glazed canopy over sunken courtyard elements will increase outlook and natural light in the basement, in accordance with Development Policy DP26, which seeks to ensure a good level of sunlight and natural light within new developments. The introduction of glazed floorpanels

and the courtyard will reduce the demand for artificial lighting, and the installation of secondary glazing will improve energy efficiency at the property in accordance with Core Policy CS13.

- 5.8 These external elements would not be visible from any public areas. Therefore, these features will have a minimal impact on the amenity of neighbouring properties, and are in accordance with Development Policy DP26.
- 5.9 A Construction Management Plan (CMP) prepared by Price & Myers submitted with this application. This will consider the amenity of neighbours and ensure that there is only a nominal impact on neighbours during construction.

Basement Development

- 5.10 Development Policy DP24 states that the Council will expect developments to consider accessibility of new developments.
- 5.11 Policy DP27 states that in determining proposals for basement and other underground development, the Council will require an assessment of the schemes impact on drainage, flooding, groundwater conditions and structural stability. It also states that such development will only be permitted where it does not cause harm to the built and natural environment, amenity, or result in flooding or ground instability.
- 5.12 The basement will have two forms of access, one from the eastern corner of the existing property and accessible from the main house, and a second emergency escape ladder installed in the sunken courtyard.
- 5.13 An appropriate Basement Impact Assessment (BIA) and a Structural Report which address the issues set out and the appropriate methodologies for implementation has been prepared by GEA (Geotechnical & Environmental Associates) and Price & Myers, respectively, are supporting this Statement. This has been completed in accordance with the LB Camden BIA guidelines/requirements as outlined in the supplementary Planning Document (SPD) entitled London Borough of Camden Guidance on Basements and Lightwells (Adopted July 2015).

- 5.14 These documents identify that the new basement extension will maintain the stability of the building and neighbouring properties, avoids adversely affecting drainage and run-off, does not cause other damage to the water environment and avoids cumulative impact upon both the structural stability and the water environment of the local area.
- 5.15 It is therefore considered that the proposal is compliant with Core Strategy CS13, Development Policy DP24 and Development Policy DP27.

Design

- 5.16 London Plan Policy 3.5 states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- 5.17 London Plan Policy 7.4 states that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.
- 5.18 London Plan Policy 7.6 requires buildings and structures to be of the highest architectural quality and to not cause unacceptable harm to the amenity of surrounding land and buildings. In addition, Policy 7.6 requires development to provide high quality indoor and outdoor spaces, and optimise the potential of sites.
- 5.19 Core Strategy Policy CS14 sets out the Councils strategic planning policy requirement for design quality in development, through respect of local context and character.
- 5.20 Development Management Policy DP24 reinforces the expectation that development will have the highest design standards. It expects the design of development to have considered character, setting, context, form, and scale, proportions of existing buildings, materials, topography, landscaping, amenity space and accessibility.

-
- 5.21 Development Policy DP24 states that the Council will require all developments to be of the highest standard of design, and will expect them to consider the existing natural features, such as topography and trees.
- 5.22 The design of the proposal is considered to be sympathetic to the listed building and Conservation Area context of the site in accordance with London Plan policies 3.5, 7.4 and 7.6 and Core Strategy Policy CS14.
- 5.23 The only element of the proposal visible from the street is the reconstruction of the existing studio and its conversion into a garage. The existing studio will be removed and rebuilt to its original design using the existing materials. The building at present is in a dilapidated state. This reconstruction will have a positive impact on the streetscene of Well Road, and will be of a high architectural quality. In addition, this conversion has already been permitted by application ref. 2013/2561/L and 2013/1740/P.
- 5.24 An Arboricultural Method Statement prepared by Wassells Arboricultural Services is submitted as part of this application. This considers the full effect that the basement extension would have on the existing trees within and around the property, and incorporates these considerations into this application. One existing apple tree will be removed as a result of the development. The basement will be constructed via a 'tunnel' construction method in order to avoid the root protection areas of the existing trees. This is in accordance with Development Policy DP24 which requires development to consider topographical elements.

6.0 HERITAGE STATEMENT

Overview

- 6.1 The site lies within the Hampstead Conservation Area which comprises a huge variety of styles and character. The Hampstead Conservation Area Statement (see extracts – **Appendix C**) identifies that Well Road is characterised by period semi-detached villas set back from the street with large front and rear gardens. Christchurch Hill doesn't have one overriding style or character of development and properties range from tiny cottages to grand 18th Century houses.
- 6.2 Christchurch Hill is also mentioned in relation to Well Road as a quiet residential street with mainly 1880s red brick houses and lined by mature trees.
- 6.3 The application site is mentioned within the Hampstead Conservation Area Statement, detailed as an early 19th Century (listed) detached house, bounded by a featherboard fence 'of no great quality'. The listing description for this building can be found attached at Appendix C. The property was listed in 1974, and the listing includes the original building only describing it as an early 19th Century, two storey multi-coloured stock brick detached house with a slate roof and 20th Century parapets.

Development within the Conservation Area

- 6.4 London Plan Policy 7.8 states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- 6.5 Core Strategy Policy CS14 states that the Council will preserve and enhance heritage assets in the borough.
- 6.6 Development Policy DP25 states that the character of Conservation Areas will be maintained via preserving and enhancing the character and appearance and that the Council will seek to preserve trees and garden spaces which contribute to the character of the Conservation Area and which provide a setting for Camden's architectural heritage. Policy DP25 also states that the Council will not permit

development that it considers would cause harm to the setting of a listed building.

- 6.7 It is proposed that the current studio/former garage is demolished and rebuilt using the existing materials. This reconstruction has been design-led in consideration of the Conservation Area setting of the property and will provide an improvement to the property as seen from Well Road. It therefore accords with London Plan Policy 7.8.
- 6.8 The listed building as it currently stands will not be externally altered. The only elements of the proposal visible will be the glazed canopy over the sunken courtyard and three glazed floorpanels at the west elevation. These elements will not be visible from the street or from neighbouring properties, and will therefore not damage the significance of the listed building in accordance with Development Policy DP25 and Core Strategy CS14.
- 6.9 No internal features of interest for the listed building will be impacted on in the scheme proposals.
- 6.10 One tree (apple tree) is proposed to be removed as part of this proposal. The tree proposed for removal is of poor condition and not considered to be of any special value to the setting of the listed building. A new mature apple tree will be planted in the ground in close proximity to the existing apple tree. Please refer to the arboricultural report produced by Wassells Arboricultural Services and submitted as part of this application.
- 6.11 The property will be protected throughout development in accordance with Development Policy DP25.

Heritage Appraisal

- 6.12 The only feature of the proposed development which is visible from above ground is the glazed canopy over the sunken courtyard and the three glazed floor panels to the west of the existing building. The development will not be visible from any public highways, private streets or other publically accessible spaces and will only be minimally visible from number 5 Well Road. As a result

the proposal will have no detrimental impact on the property as visible from the street or neighbouring properties.

- 6.13 The scheme will maintain the appearance of the property from the street level, and will also provide an improvement to the streetscene in the form of the redevelopment of the existing studio/garage building.
- 6.14 The proposed scale of development is in keeping with the character and appearance of the Conservation Area, and many of the surrounding properties have large basements as discussed in Section 3.
- 6.15 It is considered that the proposed scale of development impacting on the property is very minimal and as already discussed it will not have a significant impact on the listed building. It will not affect the original layout of the existing building nor demolish any "original" listed elements. The only features of the development visible from above ground are the glazed canopy over the sunken courtyard and proposed glazed floor panels. These elements will be sheltered from view by landscaping, and so will have a minimal impact on the existing building.
- 6.16 The proposed changes to the hard surfacing are allowed under permitted development rights, and so are not considered to be a material consideration in this Heritage appraisal.
- 6.17 It is considered that the development will have no detrimental material impact on the character or design of the existing building which is a listed 'heritage asset'.
- 6.18 The proposed basement also respects the quality of the Conservation Area, and on balance will cause no negative impact to the character of the area.

7.0 CONCLUSIONS

- 7.1 This assessment has had due regard to all relevant national and local planning policies and guidance including the National Planning Policy Framework and National Planning Policy Guidance.
- 7.2 The proposal has been informed by due consideration of the relative policy requirements as set out by Camden Council and with regard to the sites location within the Hampstead Conservation Area, and pre-application planning advice received on the proposal in 2014 and 2016. The accompanying scheme has resulted from discussions with Officers at a pre-application stage.
- 7.3 It is considered that the proposed development provides a high-quality and well-designed scheme which preserves and enhances the character, appearance and setting of the Conservation Area. The proposal will have no impact on the character of the Conservation Area, the quality and appearance of the listed building heritage asset or the amenity of the neighbouring properties. Additionally the proposal will have no negative impact on flood risk and drainage issues or land/ground conditions.
- 7.4 The principle of residential development is deemed to be acceptable via the approval of similar schemes in the surrounding area as detailed in Section 3.
- 7.5 Overall the proposals meet the requirements of national planning policy, London Borough of Camden's Development Plan and appropriate Conservation Area design.

APPENDIX A

26 CHRISTCHURCH HILL DECISION NOTICES



Planning and Communications Department

Old Town Hall
197 High Holborn
London WC1V 7BG
Tel: 01-405 3411

B Schlaffenberg Dr Arch (Rome) Dip TP FRTPi
Director of Planning and Communications

A.C.A. Arrol, Esq.,
56 Claverton Street,
London, S.W.1.

Date 22 JUN 1973

Your reference

Our reference D7/9/11/15983 (R)

Telephone inquiries to Mr. French

Ext. 215

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACT 1971**Permission for development (conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

The permission is given subject to the time limit condition imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to (a) the provisions of the London Building Acts 1930-39, and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office and (b) to the Statement of Applicant's Rights set out overleaf.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

SCHEDULE

Date of application: 14th March, 1973

Plans submitted: Reg. No: 15983 (R) Your Nos: 1a/3a/4a

Development:

**Erection of 2-storey extension for a single family dwelling house at
26 Christchurch Hill, N.W.3.**

Standard condition:

The development herein permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

Standard reason:

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

Additional conditions:

The proposed extension shall be built of second-hand primrose stocks, coloured to match the existing adjacent brickwork.

All correspondence to be addressed
to the Director of Planning and
Communications.

Additional conditions - contd.

Reasons for the imposition of conditions:

To ensure that the Council may be satisfied with the external appearance of the building.

Your faithfully,

Director
(Duly authorised by the Council
to sign this document)

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to and on a form obtainable from the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 67 and 74 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interests in the land in accordance with the provisions of Part IX of the Act.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

RECEIVED 17 MAY 2005



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr.J.Denn
The Kenneth Mark Practise
Winstanley House
4 Market Hill
Saffron Walden
Essex
CB10 1HQ

Application Ref: **2005/0939/P**
Please ask for: **Sharon Bermingham**
Telephone: 020 7974 2248

13 May 2005

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
26 Christchurch Hill
London
NW3 1LG

Proposal:
Erection of a single storey rear extension to form a utility room for the single family dwellinghouse.
Drawing Nos: 893 01 D; 893 03 C; 893 04 E; 893 05; 893 06.

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 five 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 policies EN1, EN13, EN31 & EN38 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

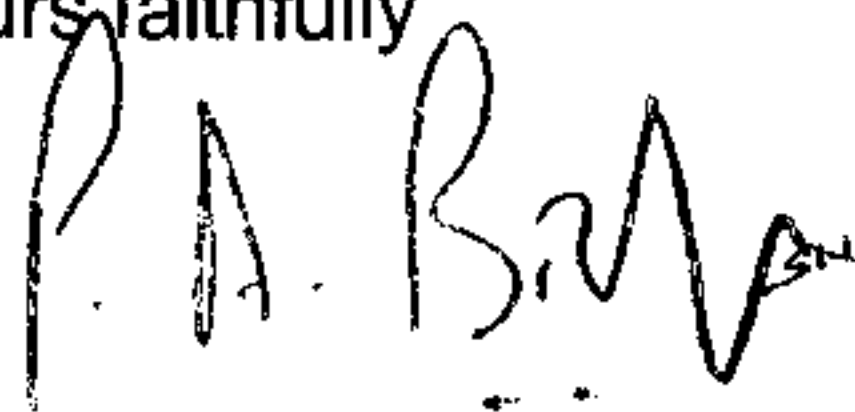
- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN14, EN19, EN21, EN22, EN31 and EN38. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

Jeremy Denn
The Kenneth Mark Practice Ltd
Winstanley House
4 Market Hill
SAFFRON WALDEN
ESSEX
CB10 1HQ

Application Ref: **2010/4767/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

8 November 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
26 Christchurch Hill
London
NW3 1LG

Proposal:
Erection of a single storey rear orangery extension to dwelling house (Class C3).
Drawing Nos: Site location plan; 1305.01D; 1305.03; 1305.04C

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 policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage 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 Site location plan; 1305.01D; 1305.03; 1305.04C.

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

- 4 A method statement outlining the protection methods within 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 policies N8 (Ancient Woodlands and Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006 and policy CS15 Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Works shall not commence on site until a Council Tree Officer has inspected and approved in writing the implementation of tree protection measures set out in the approved tree protection plan and methodology.

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 policies N8 (Ancient Woodlands and Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006 and policy CS15 Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B6 (Listed Buildings), B7 (Conservation Areas) and N8 (Ancient Woodlands and Trees); the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

Mr Erica Jong
Erica Jong Architects
48 Fairhazel Gardens
South Hampstead
London
NW6 3SJ

Application Ref: **2013/1740/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

10 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
26 Christchurch Hill
London
NW3 1LG

Proposal:
Use of building fronting Well Road as garage ancillary to existing dwellinghouse at 26 Christchurch Hill (Use Class C3). Installation of garage doors to front elevation and creation of vehicular access.

Drawing Nos: Siteplan, Paul Mew Associates Feasibility of drop kerb access off Well Road dated February 2011, (P0035_P_) 002_A, 003_A, 004_A, 005_A, 006_A, 007_B, 008_A, 009_A, 010_A.

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: Siteplan, (P0035_P_) 002_A, 003_A, 004_A, 005_A, 006_A, 007_B, 008_A, 009_A, 010_A.

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

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 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

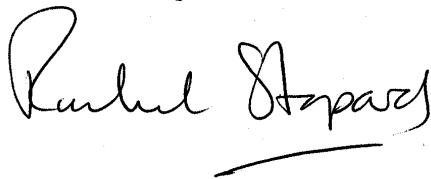
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

APPENDIX B

RELEVANT DECISION NOTICES FROM THE SURROUNDING AREA

Joey Macedo
Solutions in Building Ltd
Suite 7A
71-75 High Street
CHISLEHURST
BR7 5AG

Application Ref: **2007/1395/P**
Please ask for: **Bethany Arbery**
Telephone: 020 7974 **2077**

01 June 2007

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**22 Christchurch Hill
London
NW3 1LG**

Proposal:

Excavation of basement under front garden (omitting basement under footprint of house), enlargement of and alterations to detailed design of rear lower-ground floor level extension; excavation to create additional height to existing lower ground floor; alterations to rear landscaping; alterations to existing side extension including installation of rooflight; addition of timber cladding to western boundary wall; addition of trellis to raised eastern wall; and two rooflights to side roofslope as an amendment to planning permission dated 25/08/06 (2006/2959) for excavation to create new basement; erection of rear single storey lower ground floor extension; creation of balcony at rear ground floor level, raising of eastern boundary wall and erection of part two, part three-storey side extension, and redevelopment of front garden boundary, including pedestrian and vehicular iron gates for the existing dwellinghouse.

Drawing Nos: Site Location Plan; 4771-PL2-01; 4771-PL2-02; 4771-PL2-03A; 4771-PL2-04A; 4771-PL2-05A; and Arboricultural and Planning Integration Report dated April 2007.



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 policies S1/S2, B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Use of the balcony shall not commence until the (eastern) boundary wall with 20 Christchurch Hill has been increased in height as shown on the approved drawings. The wall shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall take place until the applicant has implemented a programme of archaeological investigation which has been submitted by the applicant and approved by the Council in writing. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Notwithstanding drawing no. 4771-PL2-04 Rev A (Section FF) hereby approved, this permission does include any increase in height of the western boundary wall or a reduction in the pitch of the roof of the side extension.

Reason: To ensure consistency in the approved drawings and to safeguard the appearance of the property and the character of the immediate area in accordance with the requirements of policies S1/S2, B1, B3 and B7 of the London Borough of Camden Replacement Development Plan 2006.

- 6 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 to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow 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 policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 No development shall take place until full details of hard and soft landscaping (including a tree to replace that lost as a result of the development) and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 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. 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 B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Details of a sustainable urban drainage system shall be submitted to and approved in writing by the Council prior to the commencement of development. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that adequate provision has been made for disposal of water during storm events in accordance with policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, SD6, SD9, H1, B1, B3, B7, B8 and N8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 You are advised that the large area of glazing proposed to the western elevation of the side extension would be permitted development by virtue of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. Notwithstanding this you are advised that it is considered to be a wholly inappropriate addition to this property which would harm its character and appearance and that of the conservation area. We would strongly urge you to omit this element of your scheme.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

Mr Thomas Griem
TG Studio
10 Rathbone Place
London
W1T 1HP

Application Ref: **2013/7179/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

24 February 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
1A Well Road
London
NW3 1LJ

Proposal:

Erection of single storey infill rear extension with associated a roof terrace, installation of a dormer window to rear roofslope, alterations to fenestration at rear, and excavation of front lightwell in connection with change of use from 2x flats to single dwellinghouse.

Drawing Nos: Site Location Plan OS-000 Rev A; EXT-EL-010 Rev A; EXT-FF-000 Rev A; EXT-FF-001 Rev A; EXT-SE-020 Rev A; EXT-SE-021 Rev A; EL-110 Rev B; FF-100 Rev A; FF-101 Rev A; SE-120 Rev B; SE-121 Rev B; Design and Access Statement by TG Studio dated 28/11/2013

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: Site Location Plan OS-000 Rev A; EXT-EL-010 Rev A; EXT-FF-000 Rev A; EXT-FF-001 Rev A; EXT-SE-020 Rev A; EXT-SE-021 Rev A; EL-110 Rev B; FF-100 Rev A; FF-101 Rev A; SE-120 Rev B; SE-121 Rev B; Design and Access Statement by TG Studio dated 28/11/2013.

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

- 4 The use of the roof as a terrace shall not commence until the screening, as shown on the approved drawings, has been constructed and installed. The screening shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 approved 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 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 6 A Construction Management Statement outlining how construction work will be carried out and how this work will be serviced shall be submitted to and approved by the Council before development commences. The development shall not be carried out otherwise than in accordance with the statement thus approved.

Reason: To protect the local transport network and the amenity of pedestrians and other road users in accordance with the requirements of policy CS5 (Managing the impact of growth) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) 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 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.

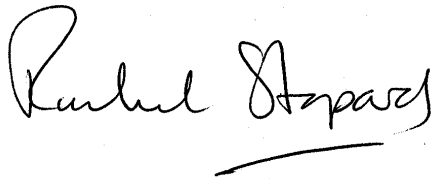
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 As the works to the lightwell abut the footway, you are required to submit an application for "Approval in Principle" to the Council's Highways Team, please contact Shane Greig shane.greig@camden.gov.uk 020 7974 8980.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.

SR



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mark Chamberlain
BB Partnership Ltd
17 The Trafalgar
Remington Street
London
N1 8DH

Application Ref: **2009/1090/P**
Please ask for: **Charles Thuair**
Telephone: 020 7974 **5867**

21 July 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
24 Well Road
London
NW3 1LH

Proposal:

Erection of part one part two storey side extension adjoining the east boundary wall, 1st floor rear extension of existing garage, and excavation for a new basement floor under whole house and part of side garden, with front and side lightwells, to provide additional accommodation for the existing dwellinghouse.

Drawing Nos: location plans; EOVS_001 to 006; EOVS_099, 105, 106, 120, 121, 122, 123;
Arboricultural Report dated February 2008;

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 policies S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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 to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall show any proposed tree pruning, location of protective fencing and areas for site material and accommodation storage, and shall follow 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 N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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 are 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).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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 2363).
- 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

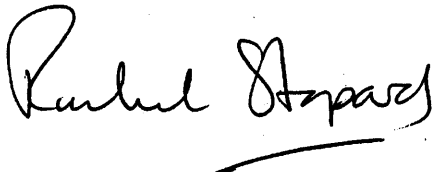
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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 Sites Team, Urban Design and Regeneration.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1/2, SD6,8,10; B1,3,7; N8. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th May 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/05/2009
		N/A	Consultation Expiry Date:	15.4.09
Officer			Application Number(s)	
Charles Thuairé			2009/1090/P	
Application Address			Drawing Numbers	
24 Well Road London NW3 1LH			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of part one part two storey side extension adjoining the east boundary wall, 1st floor rear extension of existing garage, and excavation for a new basement floor under whole house and part of side garden, with front and side lightwells, to provide additional accommodation for the existing dwellinghouse.				
Recommendation(s):		Grant permission subject to S106 on CMP		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	20	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>1 no comment</p> <p><u>1 objection from 14 Cannon Place</u>- 2 storey extension will interfere with views and character of conservation area; loss of privacy from proposed windows in side extension facing rearwards and from lightwells facing side garden; lightwells will also harm appearance of building and character of conservation area <i>(note this is same objection as before to previous similar application ref 2008/1026- officer response was- no direct views are possible through roof of side extension to house itself, given angles involved; impact on private view is not material planning consideration)</i></p>					
CAAC/Local groups comments:	<p><u>Hampstead CAAC</u> comment- no drawings sent for comment</p> <p><u>Heath and Hampstead Society</u> object- no plans available for inspection, substantial alterations and new basement will affect sensitive areas of Hampstead</p> <p><i>(note these groups objected to previous similar application ref 2008/1026 as follows-</i></p> <p><i>Hampstead CAAC comment- quite appalling pretentious application, doubt if accommodation for 8 servants is habitable and assume that office accommodation requires change of use; fortunately building will remain largely invisible to neighbours and passers-by (response- office and servant accommodation is entirely ancillary and given their function and context, lower standards regarding daylight etc are acceptable)</i></p> <p><i>Heath and Hampstead Society object- excavation of basement will cause harm to subsoil and groundwater, nuisance from traffic movements and construction, unsustainable by needing for airconditioning etc, glazed elevation alien to character of CA, light pollution (response- site not in area of known land instability, issues can be dealt with under Building Regulations; S106 will require Construction Management Plan to control impacts of traffic movements; design and materials sympathetic to house and hidden from public view; cannot refuse basements on sustainable grounds alone; neighbours will not be affected by light pollution in terms of their distance and angle of view)</i></p>					

Site Description

Large plot of land on north side of Well Road comprising a large 2 storey detached house on one side facing west to the side garden. The site is hidden behind a very high boundary wall and thus almost invisible from the streetscene. The house dates from the 1990's and designed as 2 elements: a Regency-style rendered villa at front and a timber clad house with Gothic-style fenestration at the rear. The east side faces a driveway and garage alongside the high boundary wall of 23 Well Rd. The site has a large forecourt and driveway for several cars. The site is in Hampstead Conservation Area; the boundary wall is listed; the house is identified as making a neutral contribution to the character of the Conservation Area.

Relevant History

29.6.07- permission granted for erection of part one part two storey plus basement side extension adjoining the east boundary wall plus conversion, alteration and 1st floor rear extension of existing garage, all to provide additional habitable accommodation for the existing dwellinghouse.

April 2008- 2008/1026- planning application submitted for Erection of part one part two storey side extension adjoining the east boundary wall, plus conversion, alteration and 1st floor rear extension of existing garage, and excavation for a new basement floor under main house and part of side garden, to provide additional accommodation for the existing dwellinghouse; granted permission subject to S106 for CMP; application later withdrawn due to delays in applicant signing S106 as he was considering a revised scheme.

Relevant policies

London Borough of Camden Replacement UDP 2006

S1/2; SD6; SD8; SD10; B1; B3; B7; N8.

Camden Planning Guidance 2006

Assessment

The proposal is almost identical to the previous scheme ref 2008/1026 which in itself was a revision to an earlier scheme granted permission on 29.6.07. This report outlines the key changes from this scheme which was due to receive planning permission subject to a S106 but had to be withdrawn due to the S106 not being signed. The applicant has employed new architects and revised the internal layout of the accommodation as well as simplifying the scheme and using a more traditional design idiom. It also extends the basement under the whole house, rather than just under the main house itself.

The new scheme now proposes a basement under the whole house, including the new side extension element, and also under part of the garden. It therefore encompasses the 2 basements proposed in the 2 previous schemes. It does not enlarge the depth or footprint of the 2 basements combined. The rationale with the previous scheme was that the original house was designed and built with a large foundation slab under it as well as under part of the garden; the applicant thus wished to revise the first scheme by making use of this structural element and placing a basement floor under it. The scheme does not raise any additional issues above those already addressed in the previous scheme's report, except that the basement is substantially larger with potential for more nuisance in terms of its actual construction. This is discussed further below. A new element in the current scheme is two small lightwells to the side elevation of the building facing the side garden. This is not considered to be contentious in principle as it will not have any impact on the character or appearance of the conservation area, nor on the building itself which is well-hidden from public views and is of no special architectural merit.

The above-ground element, as before, involves infilling the long gap between the east side of the house and the eastern boundary wall with a 2 storey side extension. The extension is essentially the same as the 2nd scheme in bulk and height and footprint but with various internal changes to layout; significantly it has now a garage at front and internal courtyard behind, while the accommodation at rear has now tiled pitched roofs. The roof of the entire wing is similar in height to the previous scheme but has replaced the finned sloping roof forms by more traditional flat roofs; the front one is somewhat higher and set more forward than previously approved, thus rising slightly higher above the side boundary wall, but will still have no impact on the surrounding area nor local amenity.

Design/CA- The detailed design of the front facade has also been amended from a contemporary, glass and

zinc design to be a solid, rendered wall which incorporates a multi-pane 1st floor window and timber garage doors. This is considered acceptable and will not harm the appearance of the host building, nor the character or appearance of the conservation area. The listed wall will not be affected. As previously considered, the extension makes sensible use of effectively wasted space which is not visible from its surroundings and it is designed to ensure minimum impact on the house itself or on the neighbours and streetscene. It is considered that the extension, despite its large size, will remain subordinate to the main house and is set back in plan and elevation to ensure this recessive relationship. It should be noted that a full view of the house and extension will only be possible, with difficulty, within the site itself. The design idiom used is considered appropriate to this modern house and its essentially post-war setting. The new basement lightwells and windows will also be barely visible from outside the site and are considered appropriate in design and form to the house itself.

As explained above, the site is hidden behind the high boundary wall and the house is barely visible; the infill of this side passage and the new basement lightwell will be barely visible from the street and indeed mainly screened in views opposite by the large evergreen tree outside. The only view possible from the street is across the neighbouring house at no.23 where a small portion of the projecting roof fin will be visible against the rendered side wall of the main house; this is acceptable given the context of no.23 which itself is a post-war structure with lead-clad mansard roofs. It is considered that the extension and its roof will preserve the character and appearance of the conservation area.

Amenity- There will be no loss of amenity to adjoining properties in terms of daylight, privacy or outlook on account of its enclosed nature behind surrounding boundary walls and garage structure. In particular the extension will be over 30m away from the property behind at 14 Cannon Place, thus there is no possibility of any overlooking. The proposed plant in the basement will be small-scale ventilation equipment which will directly emit onto the internal courtyard, with no impact on neighbours; however, a condition is attached to ensure noise levels are complied with.

Trees- As before, only a group of birch trees are directly affected by the new basement but their root growth is likely to have been constrained by the existing foundation slab so excavation is unlikely to be damaging to them. Furthermore their position hidden behind a boundary wall limits their contribution to the Conservation Area character. However concerns are raised to the possible impact on construction activity, site storage etc. on these birch trees as well as the evergreen oak adjoining the boundary wall and thus a condition is attached to ensure submission of satisfactory details of tree protection measures.

Basement- Although the new basement is undeniably very large, it is completely under the existing house and side extension with only small lightwells hidden behind the front boundary wall; it will not be visible from anywhere thus will have no impact on conservation area townscape or on trees of amenity value. The site is not in an area of known land instability and, being set away from neighbouring houses (compared to the previous scheme), can have no direct impact on adjoining site's structural stability. Thus no objection is raised to the basement excavation. However, given the likelihood of substantial excavation requiring numerous lorry movements to carry away soil, the constraints of the site, its position behind a high boundary wall with limited access and the narrow congested nature of surrounding road network, it is considered prudent to require by S106 a Construction Management Plan to ensure no adverse impacts occur on the surrounding environment.

Recommendation- Grant approval subject to same conditions as previous scheme, plus a S106 on Construction Management Plan.

SR



ENVIRONMENT

**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975

HUGH CULLUM
FLOOR 3
1 BRISET STREET
LONDON
EC1M 5NR

Application No: PWX0103280/R1
Case File:D7/12/B

30th August 2001

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
1 WELLMOUNT STUDIO WELL ROAD, NW3

Date of Application : 18/06/2001

Proposal :

Excavations to create a basement area and erection of a glazed roof over part of the courtyard, including the installation of 3 new windows and 2 roof lights, in connection with the use of the building as a two bedroom house.

As shown on drawing numbers 0011/S1, S2, S3, S4, S5, SK1, SK2A, SK3A, SK4A and SK5A.

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

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



INVESTOR IN PEOPLE

Director Peter Bishop

**Development Control
Planning Services**

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Fax 020 7974 1975

Additional conditions:

- 1 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 on the approved application.
- 2 The development shall be constructed in accordance with the drawings hereby approved.
- 3 The boundary wall fronting Well Road shall be retained and it shall not be demolished.

Reasons for additional conditions:

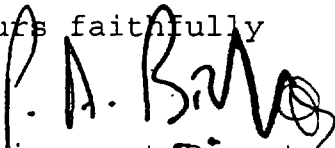
- 1-3 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13, EN14, and EN31 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

This application was dealt with by Mary Samuel on 020 7974 2516.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



INVESTOR IN PEOPLE

Director Peter Bishop