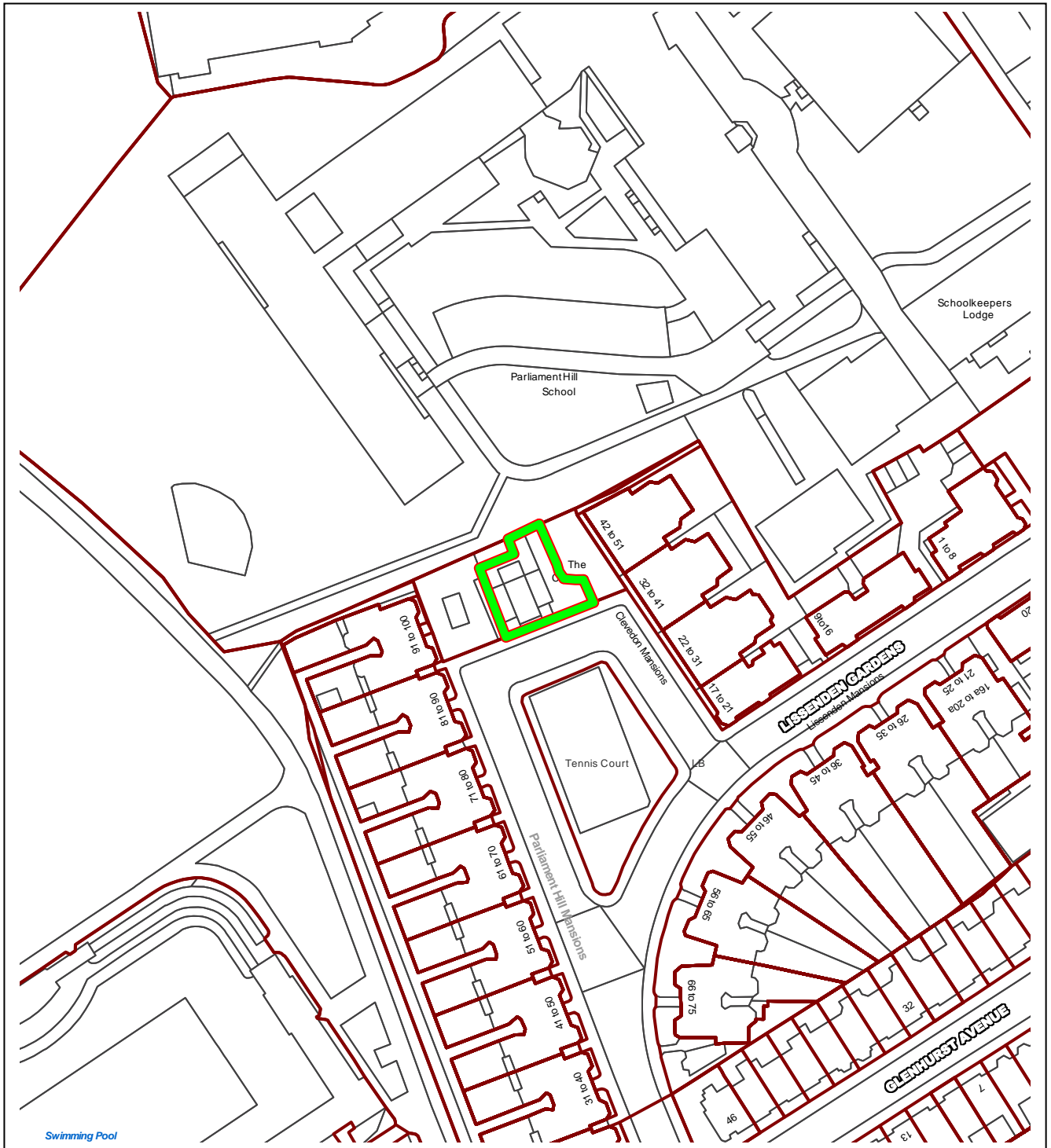


The House, Lissenden Gardens ref: 2016/6238/P



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Photo 1: Front (south) elevation of existing house



Photo 2: Side (west) elevation which faces Parliament Hill Mansions



Photo 3: Side (east) elevation when viewed from second floor flat in Clevedon Mansions



Photo 4: View of host building from the east side of Lissenden Gardens looking north (Clevedon Mansions to the right)



Photo 5: Same view further south



Photo 6: View of host building looking north along the west side of Lissenden Gardens (Parliament Hill Mansions to the left). The existing Parliament Hill School building can be seen in the centre.



Photo 7: Same view further south



Photo 8: South west corner of the host building



Photo 9: South east corner of the host building



Photo 10: Western elevation as viewed when approaching from walkway leading to Hampstead Heath

| | | | | |
|--|----------------------------|-------------------------------------|-------------------------------------|-------------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 09/01/2017 |
| (Members Briefing) | | N/A / attached | Consultation Expiry Date: | 15/12/2016 |
| Officer | | | Application Number(s) | |
| Laura Hazelton | | | 2016/6238/P | |
| Application Address | | | Drawing Numbers | |
| The House Lissenden Gardens London NW5 1ND | | | Refer to Draft Decision Notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Erection of single storey roof extension; single storey rear extension to the north east corner; 1st floor infill extension to the east elevation; and installation of new window to ground floor front elevation. | | | | |
| Recommendation(s): | | Grant Conditional Permission | | |
| Application Type: | | Householder Application | | |

| | | | | | | |
|------------------------------------|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 89 | No. of objections | 62 |
| | | | No. Electronic | 27 | | |
| Summary of consultation responses: | <p>The application was advertised in the local press on 24/11/2016 (expiring 15/12/2016) and site notices were displayed around the site on 23/11/2016.</p> <p>27 Letters of support were received from:</p> <p>42 Spencer Rise (x2); 7 Chetwynd Road (x2); 2 St Anne's Close; 51b Mansfield Road; 45 Twisden Road; First House Dartmouth Park Road; Lamorna Dartmouth Park Road (x2); Flat F, 121 Torriano Avenue; Society Building 8 Regents Wharf N1 (x2); 1c Laurier Road NW5; Flat 35, Denyer House, Highgate Road NW5; 6 Chetwynd Road; 16 Grove Terrace NW5; 25 Croftdown Road; 38 Glenhurst Avenue; 3 College Lane NW5; 1 Tudor Mansions, Chetwynd Road; 11 Lissenden Mansions; Flat 27 Parliament Hill Mansions; 91 Parliament Hill Mansions; 60 Lissenden Mansions; 23A Clevedon Mansion; 33 Clevedon Mansions.</p> <p>Their comments are summarised as follows:</p> <ul style="list-style-type: none"> • The proposal is sympathetic to the house and its surroundings. • The new extensions sit harmoniously with the mass of existing building and are a fine example of modern contextual architecture which is sympathetic to its surroundings and host house. • Very well considered addition to a really good modern family house. • This development will have a positive impact on the neighbourhood. I am keen to see growing families extend their homes and stay as part of the community. • Modest, sympathetic and sensible addition. • When first constructed, the House was an enormous improvement on the shabby caretakers cottage. I can see no reason why it should not now be extended. <p>62 objections were received from the following addresses:</p> <p>16a, 18a, 25, 26, 36, 45a, 46b, 46/55, 47, 49a, 50, 53, 55, 57, 59, 64, 65, 72, 73 (x2) Lissenden Mansions; 19, 21, 26, 32/41, 35, 41a, 42,43, 44, 45, 46a, 48b, 49a, 50a, 50b, Clevedon Mansions; 43, 44, 48, 53, 54, 55, 63, 65b, 67, 68, 69, 71, 73, 76, 84, 85, 86, 89, 92, 93, 94, 95, 96, 99, 100 Parliament Hill Mansions; and 132 Huddleston Road, Tufnell Park (x2)</p> <p>The objections are summarised below:</p> <p><u>Design</u></p> <p>Impact on host building</p> <ul style="list-style-type: none"> • The infill extension to the eastern elevation is a poor design, lacks | | | | | |

visual detail and the solid-to-void ratio of the mansion blocks. It breaches a number of Camden's planning guidelines as the proposed brick extension over the East side balcony will breach the height of the porch.

Impact on surrounding area

- The existing building sits well within the existing estate of red brick Victorian mansion blocks. The extra storey would dominate and change the nature of the estate as well as harm the relationship with the mansion blocks. The development would enclose the open north end of Lissenden Gardens, spoil views towards the Heath, and dominate views from Lissenden Gardens. The additional storey would be out of proportion, overbearing and disproportionate; and would create a building too bulky for this location. The new storey and design changes will result in the House becoming the focal point when approaching from the South and will overpower and detract from the historic architecture of the estate, as opposed to providing a complementary juxtaposition
- Significant loss of public outlook from the Heath and the Heath path going down the side of Parliament Hill Fields.
- The two storey rear extension will completely close the existing visual gap to the north and block openness of outlook towards the Heath and the sky. It is not subordinate to the host garden and will have a negative visual impact.

Officer response

- *Impact on host building – please refer to section 3 for assessment.*
- *Impact on surrounding area - please refer to section 3 for assessment.*
- *Loss of public outlook from the Heath – The ground level of Hampstead Heath and Parliament Hill Fields is significantly elevated in comparison to the House and Lissenden Gardens. The construction of a second floor extension in this location is considered to have very limited impact on views from the Heath.*
- *Revised plans were received reducing the rear extension to single storey level. It would be the same height and depth as the existing garages to the rear of the site and would be subject to limited views from the public realm. It is noted that the objections were received before the revisions to reduce the rear element which improved the scheme, however, the majority of the concerns raised are in relation to the additional floor on top of the building.*

Amenity

Outlook/enclosure

- The height of the two storey rear extension will be one storey higher than the neighbouring communal estate garage. The scale and size of the extension in relation to its proximity to Clevedon Mansions will

cause a sense of enclosure for those living on the ground, 1st and 2nd floors, as well as negatively impact sky view from 42 and 44 Clevedon Mansions.

- The views from neighbouring mansion blocks would be adversely affected by the roof extension. It would be higher than the ridge line of the original cottage which will have a significant detrimental impact on outlook.
- The application dramatically increases the bulk and mass of The House on the East side of the House, which will have a significant negative impact on the outlook and amenity for those on the east side of Lissenden Gardens.

Daylight

- The roof extension would result in a loss of light reaching the flats in Clevedon mansions and Parliament Hill Mansions.
- Loss of openness, light and increasing shadowing – The Lissenden Gardens mansion flats have a very deep plan and natural light and open views of the sky must be safeguarded.
- The light impact of the proposed application has not been sufficiently assessed by the applicant, particularly with respect to the ground floor flats in Clevedon & Parliament Hill Mansions.

Officer response

- *Outlook/enclosure – Please refer to section 4.5 for a detailed response. Please note that the two storey rear extension was subsequently revised to single storey height and would have limited impact on views from neighbouring building due to its location adjacent to the existing single storey garage of the same height and depth. Likewise, the eastern elevation was re-designed to increase the set back at first and second level to break up the massing to the extension and introduce some articulation into this elevation. The infill extension in this location would have very limited impact on the sense of enclosure of the nearby Clevedon Mansions flats.*
- *Daylight – Please refer to section 4.4.*

Noise

Concerns from use of the rear extension as a music room.

Officer response

The Council cannot control the use of individual rooms within a single dwelling that are ancillary to its main residential use. The revised plans label this room as an extension and the Council has not right to control whether this will be used for storage, a bedroom, utility room or any other purpose as long as it forms part of the use as a dwellinghouse. The objection was referring to superseded plans which indicatively annotated the rooms potential future use.

Impact on trees

While this application suggests that the lime tree in the rear garden will be maintained, the proximity of the roots to the proposed rear extension raises concerns that the tree may be damaged.

Officer response

Please refer to section 5 for a detailed response. Tree details have been submitted and would be secured via planning conditions.

Other issues

- Could affect value of surrounding properties.
- The drawings are misleading - The applicant states that the Parliament Hill School (PHS) building is higher than the proposed extension. This is incorrect as this assertion is based upon the old designs for the PHS building (planning application 2014/7683/P, document "Proposed Block Plan A-PHS-PL-X-PL-00-SI-0601-2"). The PHS building design underwent significant design changes resulting in a smaller footprint that will not flank The House to the North (planning application 2016/3512/P, document PHWES Overall Site Plan - Boundary Distances).
- One of the guiding principles behind the original planning permission was that the House should not exceed the height of the original Victorian cottage it replaced. A three storey building would have been rejected in 2006 and should therefore be rejected now as there have been no new circumstances to merit a different analysis.
- The justification of the proposed development is to provide an office. When considering the size of the roof extension it is clear that an office of this size is substantially larger than a typical work from home office (which the applicant already has). This therefore raises the question of whether the proposed changes warrant a change of use to commercial use.

Officer response

- *Impact on property values is not a material planning consideration.*
- *The Parliament Hill School is located over 25m away to the north of the site and is considered to have limited impact on the acceptability of the current proposals. Each application must be determined on its own merits, and regardless of the changes to the PHS footprint, the current application is considered acceptable for the reasons discussed in the report below.*
- *Previous planning application – The previously approved scheme (reference 2006/4779/P) never included proposals for three storeys and so the principle of this was not assessed at the time. Furthermore, the previous application was determined ten years ago and assessed against superseded Council policies. Each application must be determined on its own merits and in this case the design, massing and scale of the proposed extension are considered acceptable whilst preserving neighbouring amenity.*

- *The current application proposes the use of the roof extension as ancillary residential space, namely, for use of an office. It is not proposed to be used for business purposes. If this use is required, a separate application would be required which would be determined on its own merits. Furthermore, if an independent or dominant office use did take place this would be potentially constitute a material change of use and be liable for Planning Enforcement Action.*

42 objection letters were received in the form of a template objection letter. The can be summarised as follows:

- Excess height, bulk and over development
- The development will result in a loss of light, increased shadow and loss of openness, particularly for residents at the most northerly blocks of the estate.
- The development needs to be evaluated in light of the approved redevelopment plans of Parliament Hill School. The combined effect will create a sense of enclosure and over development.
- The development is inappropriate for the site and disregards the residents of Lissenden Gardens.

Dartmouth Park Conservation Area Advisory Committee

No comment

Cllr Sally Gimson

- When this house was first built it was accepted because it was architecturally sympathetic to its very sensitive environment in Lissenden Gardens near Hampstead Heath. It was built to be the same size and footprint of the original cottage.
- The new plans are far too big and bulky, arrogant and greedy and show a total disregard for the residents of Lissenden Gardens and their amenity. It will push out the light from many of the ground floor flats in Clevedon Mansions and destroy the view up into Lissenden Gardens from the south.
- It will box in Clevedon Mansions, close down views to the Heath and is totally against the spirit and the letter of the planning permission that was originally granted for this house. It will dominate Lissenden Gardens in a way the current building succeeds in not doing.

Cllr Oliver Lewis

Generally I have no objections to extensions that do not have an adverse impact on other residents' amenities, however that does not appear to be the case here for the reasons set out by Mr Thorp and Cllr Gimson, and therefore I wish to register an objection to this application.

Lissenden Gardens Tenants Association

- Increased height and bulk – the additional storey will reduce northern openness and sky which is an essential element of the original architectural design. This will negatively impact residential and public outlook and amenity from Clevedon Mansions and the approach to The House from Lissenden Gardens.
- The proposed increase in the height and mass of The House will negatively change the dynamic and relationship between the Clevedon Mansions and Parliament Hill Mansions at the north end of the Lissenden Garden Estate.
- An important visual element for those entering Lissenden Gardens through the path from Hampstead Heath has been a view of the end block of Clevedon Mansions in the distance. The proposal will replace this historic view with a modern house.
- The application significantly increases the bulk and mass of The House on its East side. This will have a considerable negative impact on outlook and amenity for those who live in Clevedon Mansions.
- We object to the rear extension as its scale and size, especially in such close proximity to Clevedon Mansions, will cause a sense of enclosure for those living on the ground, 1st and 2nd floors.
- The proposed use of the rear extension as a music room also raises noise concerns given its proximity to the Clevedon Mansions and

**CAAC/Local groups*
comments:**

*Please Specify

| | |
|--|---|
| | <p>Camden's inability to control its use by future residents.</p> <ul style="list-style-type: none"> • The new storey and design changes will result in the House becoming the focal point when approaching either from the South or through the path from Hampstead Heath. This will overpower and detract from the historic architecture of the estate. • The justification of the proposed development is to provide an office, which must be substantially larger than a typical work from home office. |
|--|---|

Site Description

The application building is a two storey residential dwelling constructed primarily in red brick with elements of render and timber cladding. It includes 3 terraced areas at first floor level and a green sedum roof.

Planning permission was granted on 26/02/2007 (reference 2006/4779/P) for the demolition of the existing residential single storey building on the site and the construction of the application building. Construction works were completed in 2010.

The application site is located at the northern end of Lissenden Gardens, south of the grounds of Parliament Hill School. To the east and west, the site is bordered by Clevedon and Parliament Hill Mansions, both five storeys high and characterised by distinctive red brick, stained glass windows and ornamental chimneys, built in the Edwardian style.

Directly south of the site is a Designated Private Open Space (Site No.218) as listed in the London Squares Preservation Act. The space currently consists of a tennis court with shrubbery on three sides.

The application building is not listed and does not adjoin any listed buildings, but is located within the Dartmouth Park Conservation Area.

Relevant History

2006/4779/P - Demolition of existing residential single-storey building (Class C3) and adjacent garage, and erection of a new two-storey, three-bedroom residential dwellinghouse (Class C3) with adjacent storage area (with associated conservation area consent 2006/4780/C). Granted 26/02/2007.

2006/4780/C - Demolition of existing residential single-storey building (Class C3) and adjacent garage. Granted 26/02/2007.

2006/0611/P - Demolition of existing residential single-storey building with roof accommodation (Class C3) and adjacent storage area, and erection of a new two-storey three-bedroom residential dwellinghouse (Class C3) with adjacent storage area. Refused 11/04/2005.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

LDF Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- Erection of single storey roof extension measuring 2.4m high, a maximum depth of 11.5m and a maximum width of 8.9m;
- Erection of first floor infill extension to eastern elevation measuring 1.6m wide, 8.2m deep and 3.3m high;
- Erection of single storey extension to the rear measuring 4.7m deep, 4.7m wide and 2.8m high;
- Creation of new window opening to ground floor front elevation within recessed porch area;
- Installation of rooflights in the northwest facing balcony;
- Enlargement of existing window at rear first floor level.

Revisions

1.2 The original proposal was amended to include the following revisions:

- The roof was set back from the front parapet by an additional 1.6m to reduce the visual prominence of the extension when viewed from Lissenden Gardens.
- Reduction in size of the first floor infill extension, to pull it back from the front elevation by 2.7m to reduce the massing of the side extension and retain part of the existing balcony at this level. The side extension was also stepped back again at second floor level and reduced in depth by 3.8m.
- Reduction in height of rear extension from two storeys to single storey.

1.3 It is noted that as the proposal reduced in size that there was no statutory duty to re-consult. The impacts of the proposal are less than originally consulted.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the special character of the host and the character and appearance of the Dartmouth Park Conservation Area);
- Amenity (the impact of the development on the amenity of adjoining occupiers); and
- Impact on trees.

3.0 Design

3.1 Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and

exhibits consideration of the character, setting, context and form of neighbouring buildings. Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

3.2 CPG1 (Design) sets out principles for roof alterations and extensions and states that the main considerations revolve around their scale and visual prominence; the effect on the established townscape and architectural style; and the effect on neighbouring properties. The guidance recommends that on some contemporary buildings a less traditional form of roof addition may be more appropriate. In such cases, proposals should still have regard for the following general principles:

- The visual prominence, scale and bulk of the extension;
- Use of high quality materials and details;
- Impact on adjoining properties both in terms of bulk and design and amenity of neighbours, e.g. loss of light due to additional height;
- Sympathetic design and relationship to the main building.

3.3 The host building was constructed six years ago in a contemporary style which differs from the large Edwardian mansion blocks built which surround it. Planning permission for the erection of the building was granted in 2007 following the earlier refusal of a scheme which was found to be too box-like and defensive-looking, with minimal openings/recesses and limited scope for passive surveillance or interface with the public realm. The revised scheme (as approved and built) is more considered in terms of its solid to void ratio and exhibits a greater degree of distinction between the different elements and an increased number of openings and recesses. The house has been designed as a series of interlocking volumes, incorporating setbacks at first floor level.

3.4 The application site is surrounded by five storey residential mansion blocks to the east and west, an area of private open space to the south and the Parliament Hill School to the north. The erection of an additional storey to the host two storey building is considered acceptable in principle as it would not dominate the existing building or the surrounding area.

Proposed roof extension

3.5 The existing building sits within an intimate setting - heavily tree lined streets running between two imposing and ornate mansion blocks – and its architectural character is a deliberate response to this. Extra volume at roof level is considered acceptable in principle (as explained above) provided its impact on the square is carefully considered and the design responds to the local character.

3.6 The proposed roof extension would be simple and recessive, comprising two separate but interconnected blocks that help to maintain the existing modular character of the building. The main mass of the roof extension would measure 2.5m high, 11.5m deep and 5.6m wide and would be constructed of red metal cladding (details of which would be secured via planning condition). It would sit towards the rear of the roof, setback from the front (south facing) parapet by 2m and from the western elevation by 1.7m. The roof extension features two smaller timber clad elements to the east and west elevations which measure 800mm wide, 5.9m deep and 1.9m high. These help to break up the scale and massing of the roof extension and reflect timber details used elsewhere on the building. The overall height and footprint of the extension is subordinate to the host building, would not overwhelm the proportions of it, and the simple flat roof would reflect the existing architectural character of the building. The setback from the southwestern elevation would help to ensure the extension does not appear too dominant when approaching from the western side of Lissenden Gardens where the host building is most visible.

3.7 The red metal and timber cladding are respectful of the existing building's simple material palette

and maintain the quiet presence of the building, whilst referencing the red brick of the large mansion blocks flanking the building. The host building would comfortably sit two storeys lower than the neighbouring mansion blocks - Parliament Hill Mansions and Clevedon Mansions - which would ensure that it remained subservient to them.

3.8 The roof extension would feature a green roof in accordance with CPG1 (Design) which would help soften the impact of the appearance of the extension and the impact of the development.

Single storey rear extension

3.9 The rear extension would be single storey, measuring 4.7m deep, 4.7m wide and 2.8m high and would feature a green roof. It would be constructed adjacent to the existing single storey garage to the rear of the property, measuring the same height and depth; and is therefore considered to have minimal impact in terms of its size and location. It would be rendered with glazing to the front elevation and would join the main building via a timber clad link between the two. It would be a subordinate addition to the host building and subject to limited views from within the conservation area. It is therefore considered to preserve the character and appearance of the host building and wider conservation area.

Installation of new windows and rooflights

3.10 The proposal includes the creation of a new window opening to the front elevation at ground floor level within the recessed front porch area. This would help to break up the large rendered wall, and improve the interface with the public realm. It would feature grey aluminium window frames which would match the existing fenestration and preserve the character of the host building.

3.11 The new rooflight to the Northwest first floor balcony would be a minor alteration that would not be visually prominent from the within the conservation area. Likewise, the proposal to increase the size of the rear first floor window would have minimal impact on the character and appearance of the host building due to the use of matching materials and style.

3.12 Overall, the proposed development is considered sympathetic and subordinate to the host building and would not harm the character or appearance of the host building or the wider conservation area.

4.0 Amenity

Privacy/overlooking

4.1 The host building is located approximately 18m from the Parliament Hill Mansions to the west and 15m from Clevedon Mansions to the east. The roof extension doesn't feature any windows to the east or west elevations and is therefore not considered to impact the privacy of residents of the neighbouring mansion blocks. The roof extension includes large windows to the north and south elevations and a new window opening at ground floor level. However, these do not directly overlook any nearby properties, and would ensure the privacy of neighbouring residents is preserved.

4.2 The amount of fenestration on the eastern elevation has been reduced. The current dwelling has the benefit of 4 windows on this elevation at first floor level, 2 of which serve habitable rooms, which would be reduced to a single window. The remaining window would be obscurely glazed to prevent overlooking. In addition, the balcony on the eastern elevation is being significantly reduced to make space for the new staircore to the second floor. The combination of these alterations significantly reduces any overlooking of properties to the east.

Daylight/sunlight

4.3 The host building is located a sufficient distance from the neighbouring buildings to ensure that it does not significantly impact levels of sunlight and daylight reaching neighbouring rooms. The applicant has submitted a section drawing which demonstrates that the roof extension would not fall within a 25 degree angle taken from the ground floor window of both Parliament Hill Mansions and Clevedon Mansions and would therefore have limited impact on existing daylight/sunlight level reaching these rooms. Due to the setback of the proposed roof extension from surrounding residential properties and its orientation, it is not considered that undue harm would result from neighbouring occupiers through loss of sunlight/daylight.

Outlook

4.4 Although the proposed roof extension would have some impact on the outlook from neighbouring properties in Clevedon Mansions and Parliament Hill Mansions, this is not considered to be significantly harmful enough to warrant refusal of planning permission. The host building would still sit two storeys lower than each of the 5 storey mansion blocks that flank it, at a distance of approximately 17m from each block. It is not considered to increase the sense of enclosure or significantly harm local views or outlook any more than the existing buildings do.

5.0 Impact on trees

The proposed single storey rear extension would be located very close to two existing trees (which are mature and of high amenity value to the conservation area) and within their root protection areas. No trees are proposed to be removed or pruned to facilitate the development.

An arboricultural impact assessment and outline method statement has been submitted in support of the application which is considered sufficient to demonstrate that the trees to be retained both on and off site will be adequately protected throughout the development in line with BS5837:2012 provided special measures are taken. Mini screw piles would be used which would enable flexibility of footing placement (relative to root location) to be built into the design, with the pile locations trial-excavated by hand under supervision. Subject to these measures, the overall impact is likely to be very low for both trees.

The Council's Tree Officer has assessed the report and is satisfied that the development would not cause harm to the trees subject to pre-commencement details of foundations types and service routes that may affect the trees; and full tree protection measures being secured by condition.

6.0 Conclusion

The proposed roof extension and single storey rear extension are considered acceptable by virtue of their location, size, design and materials, and would not cause harm to nearby trees, or the character and appearance of the host building and wider conservation area.

7.0 Recommendation

Grant conditional permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Wednesday 28th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Jean-Jacques Lorraine
The House
Lissenden Gardens
London
NW5 1ND

Application Ref: **2016/6238/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

22 December 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**The House
Lissenden Gardens
London
NW5 1ND**

DECISION

Proposal: Erection of single storey roof extension; single storey rear extension to the north east corner; 1st floor infill extension to the east elevation; and installation of new window to ground floor front elevation.

Drawing Nos: A01 Rev.3, A02 Rev.2, A03 Rev.3, A04 Rev.2, A05 Rev.1, A06 Rev.2, A07 Rev.3, A08 Rev.3, A-10 Rev.1, 0510_20_23 Rev.C, 0510_20_25 Rev.B, 0510_20_26 Rev.B, 0510_21_30 Rev.D, 0510_21_31 Rev.D.

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

Executive Director Supporting Communities



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 policies 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: A01 Rev.3, A02 Rev.2, A03 Rev.3, A04 Rev.2, A05 Rev.1, A06 Rev.2, A07 Rev.3, A08 Rev.3, A-10 Rev.1, 0510_20_23 Rev.C, 0510_20_25 Rev.B, 0510_20_26 Rev.B, 0510_21_30 Rev.D, 0510_21_31 Rev.D and Arboricultural Impact Assessment Report & Outline Method Statement ref: MLA/THM /AIM/01 dated 21/12/2016.

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

- 4 Prior to use of the extensions hereby approved, a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work and an arboricultural method statement shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

- 6 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 in writing by 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 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.

- 7 A sample panel of the red metal cladding and timber cladding demonstrating the proposed colour and texture shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

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.

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

Executive Director Supporting Communities

DRAFT

DECISION