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48b Netherhall Gardens
London NW3 2SY

Application Ref: **2016/2225/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

17 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

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

Proposal:

Variation of condition 2 (approved plans) of planning permission dated 15.4.16 ref 2014/7827/P (for the demolition of the existing house & the construction of a new 4 storey house with a basement), to include redesign of rear extension behind no.15 and its enlargement into rear garden of no.14, creation of a side roof dormer with passive ventilation, and minor changes to the front and rear elevations, fenestration, materials, roof lights and roof profile.

Drawing Nos: Superseded plans- P/1:500-000, P/1:200-000, P/1:50-0 0-1, P/1:50-000 revC, P/1:50-001, P/1:50-002, P/1:50-003, P/1:50-004, P/1:100-101, P/1:50-101 revA (SEa), P/1:50-101 revA (SEb), P/1:50-102, P/1:50-103, P/1:50-104, P/1:50-105 revB, P/1:50-201, P/1:50-202, P/1:50-204, P/1:50-301, P/1:50-302, P/1:50-303, P/1:50-304; 2 photomontages dated 26.3.12; Design and Access Statement by Woollacott Gilmartin architects.

Proposed plans- P/1:500-000 dated 03.03.2016, P/1:200-000 dated 03.03.2016, P/1:50/00/-1 (rev A dated 27.05.2016), P/1:50/000/a (rev A dated 27.05.2016), P/1:50/000/b, P/1:50/001, P/1:50/002, P/1:50/003, P/1:50/004, P/1:100/101/SE/a,



P/1:50/101/SE/a, P/1:50/101/SE/b, P/1:50/101/SE/c, P/1:50/102/A/0, P/1:50/201/SW, P/1:50/202/b/1, P/1:50/202/b/2, P/1:50/203/C/1, P/1:50/203/C/2, P/1:50/203/NW, P/1:50/204/NE, P/1:50/204/D/1, P/1:50/204/D/2, P/1:50/205/U (rev A dated 27.05.2016); comparative elevations- 01, 02, 03, 04, 05, 06; street views- 10, 11, 12, 13, 14, 15; axonometric sketches- 16, 17, 18, 19; Design Statement dated 03.03.2016 by Woollacott Gilmartin architects

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 the original planning permission dated 15th April 2016 ref 2014/7827/P.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans-
Site location plan; X/1:200-000, X/1:1250-000, X1:50-000, X1:50-001, X1:50-002, X1:50-003, X1:50-004, X1:50-101, X1:50-102, X1:50-103, X1:50-104; P/1:500-000 dated 03.03.2016, P/1:200-000 dated 03.03.2016, P/1:50/00/-1 (rev A dated 27.05.2016), P/1:50/000/a (rev A dated 27.05.2016), P/1:50/000/b, P/1:50/001, P/1:50/002, P/1:50/003, P/1:50/004, P/1:100/101/SE/a, P/1:50/101/SE/a, P/1:50/101/SE/b, P/1:50/101/SE/c, P/1:50/102/A/0, P/1:50/201/SW, P/1:50/202/b/1, P/1:50/202/b/2, P/1:50/203/C/1, P/1:50/203/C/2, P/1:50/203/NW, P/1:50/204/NE, P/1:50/204/D/1, P/1:50/204/D/2, P/1:50/205/U (rev A dated 27.05.2016); comparative elevations- 01, 02, 03, 04, 05, 06; street views- 10, 11, 12, 13, 14, 15; axonometric sketches- 16, 17, 18, 19; P/1:50-201 revB (bike store); 3d sketch view of front garden dated 1.7.15; Design Statement dated 03.03.2016 by Woollacott Gilmartin architects;
Daylight and sunlight study dated 17.6.11; Code for Sustainable Homes Pre-assessment report by ddp, ref E217-CSHPA-00; Arboricultural Development report by ArbTech dated 17.6.11 and associated plans; Tree Survey report by ArbTech dated 24.10.14 and associated plans, pit & trench reports dated 1.9.14 and 19.1.15; Arboricultural Development report by ArbTech dated 12.12.14; Ground Investigation Report and Basement Impact Assessment (Final Rev B) by EPS ref UK14.1639 dated 25.3.15; Basement Impact Assessment Review by Gyoury Self engineers dated 24.3.15; Flood Risk Assessment by Gyoury Self engineers dated 24.3.15; Structural Design Statement by Gyoury Self engineers dated 10.12.14; Ground movement assessment by Gyoury Self engineers dated March 2015; email from David Parker dated 6.5.15 titled 'BIA review for 15a Parliament Hill NW3 2014/7827/P (GSP ref 10366NA)'.
Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Details in respect of the following, shall be submitted to and approved in writing by

the Council before the relevant part of the work is begun:

a) detailed drawings of the proposed window openings, with a horizontal and vertical section at 1:2 showing the depth of the reveal, window frames, lining to reveals, and relationship of the tiling to the opening.

b) samples of all external facing materials.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including the front garden lightwell and the proposed privacy screen in the rear garden behind no.15 Parliament Hill) shall be submitted to and approved by the Council before the relevant part of the work is begun. The works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: To ensure that the landscaping is carried out within a reasonable period

and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage during construction work in accordance with the arboricultural reports hereby approved and with the guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

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

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

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

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

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

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

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

- 11 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

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

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

- 13 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the structural stability of neighbouring buildings and the water environment of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: To safeguard the structural stability of neighbouring buildings and the water environment of the immediate area in accordance with the requirements of

policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 In relation to condition 14 above, you are advised that the Construction Management Plan required by the associated legal agreement shall include a detailed works programme to ensure that the construction process takes place jointly with that for the approved scheme at no.15a next door (ref 2016/1248/P) and to ensure that any harm to land stability is minimised.
- 7 Reasons for granting permission.

The proposals include a large amount of small changes to refine the scheme, all of which are sensitive to the original concept by the owner/architect. Cumulatively they are not considered to result in excess additional scale or design alterations which water down the original design and form. The fundamental changes to the approved scheme include changes to the roof form and changes to the ground floor extension by incorporating a wedge of land outside of the typical plot shape.

The changes to the ground floor rear extension with increased width and roof height, a changed roof form and incorporation of a small triangle of land from the rear garden of no.14, do not add significant bulk beyond the approved scheme and maintain its subordinate relationship with both host buildings of nos. 15 and 15a. In the context of the site layout's unique circumstances, these changes are considered acceptable and improve the layout and function of the house. The changes to the rear elevation of the main house, in terms of fenestration, ground floor rear projection, and overall roof form with increased height, are relatively minor and continue to maintain the original design concept and do not harm the character of the host building and adjoining properties here. The overall changes at the rear are designed to be coordinated with the proposed scheme for a rear semi-basement extension to no.14 (ref 2016/1248/P); they do not harm the amenities, design or structural stability of this scheme or the existing house.

The roof changes at the front involve adding a gable-end and pronounced chimney to the left hand side pitch, a repositioned and more dominant top floor dormer window, and cladding in zinc instead of tiles. The gable would partially infill the gap in the townscape when viewed from the front compared to the approved scheme. This change however would not reduce the gap to a harmful level and would offer a roof form more consistent with the majority of the buildings within the street. The strong architectural concept for the building would be retained and reinforced by the change. The changes in fenestration and materials are relatively minor and do not harm the character of the host building, adjoining properties or townscape here.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The changes overall are designed to improve the sustainability and ventilation of the scheme, which is welcomed. There are no further impacts on landscape or trees. The rear extension's incorporation of an area of garden at no.14 will not significantly reduce that property's garden amenity space.

The proposal is not considered to cause any further adverse impacts on the amenity of adjoining residential occupiers. There are no further impacts on highway, land stability or hydrological conditions, subject to the same S106 clauses as before relating to highway works, CPZ amendment and Construction Management Plan (CMP). The proposal to combine the construction process with that of the proposed scheme next door at no.14 is welcomed and will simplify and minimise impacts on local amenities and highway conditions. It is recommended that the final CMP, to be submitted as part of a legal agreement, includes a

detailed works programme to ensure that this takes place.

The same conditions will be imposed as the previous planning permission and a Deed of Variation will be required to the original S106 dated 15.4.16.

8 Reasons for granting permission. (continued)

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS13, CS14, CS15, CS17, CS18 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP6, DP17, DP18, DP20, DP21, DP22, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

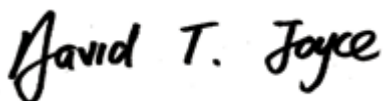
9 You are advised that in relation to condition 1, for the purposes of this approval under Section 73 of the 1990 Act, the 3 year time period for implementation commences with the date of the original decision (and not this variation).

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



David Joyce
Executive Director Supporting Communities