

Mr Barnaby Gunning  
Barnaby Gunning Architects  
Barnaby Gunning Architects  
63 Loudoun Road  
London NW8 0DQ

Application Ref: **2016/1248/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

16 February 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted Subject to a Section 106 Legal Agreement

Address:  
**14 Parliament Hill**  
**London**  
**NW3 2SY**

Proposal:

Erection of ground floor infill extension of side passage and ground floor rear/side extension with green roof and rooflights at rears of nos. 14 and 15a, plus patios and landscaping works.

Drawing Nos: 181\_G\_050A, 051A, 100A, 110A, 111A, 112A, 113A; 181\_V\_200A - 204A; Desk Study and Basement Impact Assessment report by GEA, ref J16076 dated 10th October 2016; Design & Access Statement by Barnaby Gunning Studio Ltd, ref 181-DA-160303 dated 3rd March 2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 181\_G\_050A, 051A, 100A, 110A, 111A, 112A, 113A; 181\_V\_200A - 204A; Desk Study and Basement Impact Assessment report by GEA, ref J16076 dated 10th October 2016; Design & Access Statement by Barnaby Gunning Studio Ltd, ref 181-DA-160303 dated 3rd March 2016.

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

- 3 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.

- 4 A landscaped planter, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the raised rear terrace prior to commencement of its use and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first occupation of the building, 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), details of the landscaping and planter on the raised rear terrace, and a programme for a scheme of maintenance, shall be submitted to and approved in writing by the local planning authority. The green roof and planting 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.

- 6 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 appearance and structural stability of neighbouring buildings and the character 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.

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

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 4 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 In relation to condition 7 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 2016/2225/P) and to ensure that any harm to land stability is minimised.
- 6 Reasons for granting permission.

The rear extension infills an underused corner of the rear garden behind no.15a next door and, being at semi-basement level due to topographical conditions here, will be covered by a green roof. Apart from the 3 rooflights and glazed door facing the existing rear lightwell, it will not be readily apparent and will be seen as an extension to the garden landscaping. The size and form of this extension is subordinate to the host building and will not harm the character of the host building and adjoining properties here. The recessed infill of the side passage at front ground floor level is a minor element that will not harm the character of the host building, adjoining property at no.15a or townscape here. The overall changes at the rear are designed to be coordinated with the proposed revised scheme for a replacement house at no.15a (ref 2016/2225/P); they do not harm the amenities, design or structural stability of this scheme or the existing house.

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.

There are no impacts on any trees; the extension, by virtue of its accessible green roof, will retain adequate garden amenity space.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers; the proposed planter on the raised rear terrace will prevent any harmful views of the adjoining property at no.13. Details of the green roof and planter plus the latter's retention will be secured by conditions.

The submitted Basement Impact Assessment, as further revised, has been reviewed by the Council's engineering consultants who consider the extension to be satisfactory in terms of impact on slope stability, surface and ground water conditions. However they advise that any adverse effects on land stability will be reduced if the works are undertaken in conjunction with the proposed scheme next door at no.15a and that a detailed works programme be submitted for approval. The proposal to combine the construction process with that of the proposed scheme next door, by using access through the site of no.15a, is welcomed and

will simplify and minimise impacts on local amenities and highway conditions. It is recommended that a Construction Management Plan (CMP) be submitted as part of a legal agreement and that it includes a detailed works programme to ensure that this joint construction process takes place. There are no other impacts on highway conditions.

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.

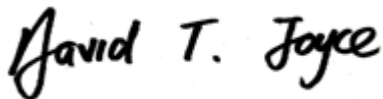
As such, the proposed development is in general accordance with policies CS5, CS14, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP20, DP22, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development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

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities