

Mr Dimitris Argyros
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74-77 White Lion Street
Islington
London
N1 9PF

Application Ref: **2016/6015/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

20 April 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:
1 Ardwick Road
London
NW2 2BX

Proposal:

Variation of condition 3 (approved plans) of permission 2015/3136/P (dated 22/06/2016) for the conversion of a single family dwelling house into eight self-contained flats with lower ground floor excavation and rear extensions at lower ground floor, first floor and second floor along with roof alterations including additional rooflights and 2 side dormers following demolition of an upper ground floor rear conservatory; namely to include internal layout changes, alteration to side window and treatment of conservatory, the infill of a section of rear elevation with new window and the addition/ variation to rooflights.

Drawing Nos: Location Plan, 7852/11A, 7852/12A, 7852/13, 7852/14, 7852/15; (Prefix: HA-233-P-20-) 010, 020, 030, 510, 520 (all dated Nov 2016); Design and Access Statement , Arboricultural report prepared by John Cromar's Arboricultural Company Limited, BIA prepared by Chelmer Consultancy Services dated May 2015; Engineering Method Statement prepared by Green Structural Engineering Ltd dated May 2015.

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



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/3136/P (dated 22/06/2016) shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, 7852/11A, 7852/12A, 7852/13, 7852/14, 7852/15; (Prefix: HA-233-P-20-) 010, 020, 030, 510, 520 (all dated Nov 2016); Design and Access Statement , Arboricultural report prepared by John Cromar's Arboricultural Company Limited, BIA prepared by Chelmer Consultancy Services dated May 2015; Engineering Method Statement prepared by Green Structural Engineering Ltd dated May 2015.

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

- 2 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2015/3136/P dated 22/06/2016.

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

- 3 The cycle store for 12 cycles hereby approved shall be provided in its entirety prior to the first occupation of the new dwelling, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies and Policy 8 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with the approved tree report prepared by John Cromer's Arboricultural Company Ltd dated 16th March 2015. Relatedly, 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 local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, 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

and Policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 5 The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment by Chelmer Consultancy Services dated May 2015; Engineering Method Statement prepared by Green Structural Engineering Ltd dated May 2015 hereby approved, including inter alia the need for further pre-commencement trial excavations and pre-condition surveys, monitoring and surface water mitigation measures. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

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 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 6 The recycling and waste storage store hereby approved shall be provided in its entirety prior to the first occupation of the new dwelling, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS18 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.

- 7 Sustainable urban drainage:

A) Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate that greenfield run off rates (5l/s) will be achieved.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with 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.

- 8 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 of the London Borough of Camden Local Development Framework Development Policies and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

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 intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April 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 m² 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 and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.

- 4 Reasons for granting permission:

The extension and sub-division of the property into no.8 self-contained residential

units has already been approved under planning permission ref. 2015/3136/P dated 22/06/2016. This application seeks to vary the approved plans to include a number of external alterations as well as reconfiguring the internal layout.

The proposed external alterations can be summarised as follows: (1) Lowering of no.2 approved windows on the eastern façade in order to better align with the fenestration on this elevation; (2) A small infill rear extension at first floor level to the rear outrigger with a depth of 0.65m / width of 5.2m in order to create a flush rear elevation (as approved this had been slightly recessed/ cantilevered in this location); (3) Introduction no.1 additional rooflight and the relocation of the no.1 approved rooflight (total of no.2), both to be situated on the flat section of the main crown roof; (4) Alteration to design of the approved ground floor rear conservatory including replacing the approved glazed side boundary with brick (same height and depth as approved).

These external alterations are considered to rationalise the elevational treatment of the two highly visible facades; declutter the roofline by relocating rooflights away from visible roof slopes to the flat roof; and form a more formal shared boundary with the adjacent property at ground floor level. The proposed external alterations are considered to result in a scheme which appears less contrived by virtue of greater balance/composition to fenestrations and elevations, addressing the approved somewhat disjointed rear elevation and cluttered roof slopes and would thus improve the overall visual integrity of the property. The proposed external alterations would increase the property's appearance as a single family dwellinghouse rather than a series of extensions, an approach considered to be important during the previous determination.

Internal alterations are also proposed in order to rationalise the plans of units at all levels (maintaining the same number of units with the same mix of unit sizes as approved). The proposed internal alterations would mean that all habitable rooms maintain an outlook and are exposed to daylight (an improvement from the approved scheme) and would remain in accordance with the minimum national housing standards. The proposed internal scheme is considered to provide a standard of accommodation in line with national and local requirements as well as an improvement to the approved scheme.

Due to the siting and scale of the proposed external alterations as considering the approved scheme, it is not considered that the residential amenities of any neighbouring occupier would be harmed in term of light or outlook. The proposed amendments would not lead to any overlooking/privacy issues. Similarly the amended scheme is not considered to lead to any greater level of noise or disturbance, subject to the previously applied conditions and legal agreement.

Overall the proposed alterations are not considered to lead to any harm to neighbouring residential amenity, design and appearance of the building, character of the streetscene, or transport issues.

One objection comment was received and was duly considered when forming this decision. The planning history of the site has been taken into account when coming to this decision.

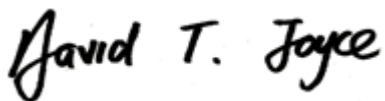
As such, the proposed development is in general accordance with policies CS5, CS10, CS11, CS14, CS15 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP17, DP20, DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the Policies 2, 8 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan as well as 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
Director of Regeneration and Planning