

Mr Alastair Bird (20182/A3/AB/dw)
Barton Willmore LLP
Beansheaf Farmhouse
Bourne Close
Reading
Berkshire
RG31 7BW

Application Ref: **2016/2122/P**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

20 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Klippan House
50 Well Walk
London
NW3 1BT

Proposal:

Details of tree protection as required by condition 4 of planning permission ref 2011/3641/P, for the erection of new single storey garage plus staircase link at rear to approved underground swimming pool (following the demolition of the 2 existing garages).
Drawing Nos: Arboricultural report dated 03/16/16 ref. E10

The Council has considered your application and decided to approve details for the following reasons.

Informative(s):

- 1 Reasons for granting permission:

The arboricultural report and tree protection plan are considered sufficient to demonstrate that the trees to be retained will be adequately protected during



development in lien with BS5837:2012. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed development is in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

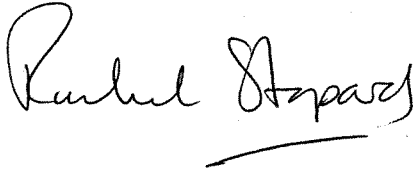
- 2 You are reminded that condition 2 (materials samples), condition 3 (green roof details) of planning permission granted on 29/01/2014 ref. 2011/3641/P are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Director of Supporting Communities

Mr Shahriar Nasser
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2016/3340/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

11 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
50 Well Walk
London
NW3 1BT

Proposal:

Details of appointed chartered engineer required by condition 5 of planning permission 2011/3636/P, dated 14/04/2014 (for the creation of a new underground swimming pool with ancillary plant and gym rooms and associated works)

Drawing Nos: Cover letter from Belsize Architects dated 16/06/2016; Simon Lane CV

Informative(s):

1 Reasons for granting permission

The proposal seeks to discharge condition 5 of planning permission 2011/3636/P, dated 14/04/2014, which sought details of a suitably qualified chartered engineer with membership of the appropriate professional body to be 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.

Simon Lane has been chosen. He has been a Fellow of the Institution of Civil



Engineers and a Fellow of the Institution of Structural Engineers since 1993. He is a chartered engineer with a BSc in Civil Engineering. At the time of the original application, issues relating to groundwater flow were ruled out, and therefore it is not necessary to secure a professional with a CGeol qualification.

The details submitted to discharge condition 5 are considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

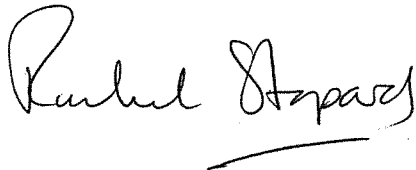
- 2 You are advised that all conditions relating to planning permission 2011/3636/P, dated 14/04/2014, which need details to be submitted, have been approved.

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.

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<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

Mr Shahriar Nasser
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2016/3184/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

22 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
50 Well Walk
London
NW3 1BT

Proposal:

Cladding sample and green roof details as required by conditions 2 & 3 of planning permission 2011/3641/P, dated 29/01/2014 (for renewal of planning permission 2009/1621/P for single storey garage plus staircase link at rear to approved underground swimming pool)

Drawing Nos: KHW/P501; Bauder - Technical System Summary; Bauder - Vegetation for extensive and biodiverse green roofs; Klippan House - Plant for the proposed green roof; Bauder - Extensive green roof systems - XF301 and XF300 Sedum blankets document; Letter from applicant dated 04/08/2016.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission

The proposal seeks to discharge conditions 2 and 3 of planning permission



2011/3636/P, dated 14/04/2014, which sought samples of the facing materials and details of the green roof respectively.

The proposed cedar and copper samples which were submitted are considered to be acceptable and it is considered that the building would be in keeping with the character and appearance of the surrounding area and the proposal would preserve and enhance the Hampstead Conservation Area.

The details submitted for the green roof have been revised during the course of the application and extra clarification on the on-going maintenance of the green roof has been sought. The details are now considered to be acceptable such that the proposed green roof would be viable in the long-term and adequately maintained.

The details submitted for conditions 2 and 3 are considered to be acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP22, DP23, DP24 and DP25 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.

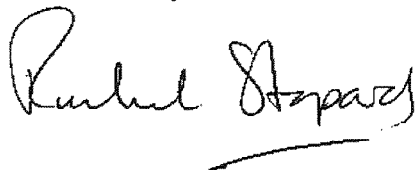
- 2 You are advised that all conditions relating to planning permission 2011/3641/P, dated 29/01/2014, which need details to be submitted, have been approved.

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.

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Yours faithfully



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