

Mr Geoffrey Prentice
5d architect ltd
764 Finchley Road
Temple Fortune
London
NW11 7TH

Application Ref: **2016/5365/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 2555

5 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
16 Holycroft Avenue
London
NW3 7QL

Proposal:

The erection of a two storey rear extension at basement level with terrace above, following the demolition of the existing rear extension, erection of single storey infill extension to the flank elevation, new first floor extension, excavation of existing basement for ancillary accommodation with front lightwell, replacement of the rear dormer windows with door and installation of balustrade for inset balcony at roof level, new windows to the flank at ground floor level, installation of new rooflights and solar panels to the rear elevation all associated with the use as a dwelling house.

Drawing Nos: 06.951.01, 06.951.02 REVF, 06.951.04, 06.951.05, 06.951.06, 06.951.07 REVA, 06.951.08 REV F, 06.951.09 REV G, 06.951.10 REV F, 06.951.11 REV F, 06.951.12 REV G, 06.951.13 REV F, 06.951.14 REV F, 06.951.15 REV F, 06.951.16 REV C, 06.951.18, 06.951.19, Revised Basement Impact Audit from Campbell Reith dated February 2017, Basement Impact Audit from Campbell Reith dated December 2016, Basement Impact Assessment commissioned by Vincent & Rymill dated October 2016, Ground Investigation and Basement Impact Assessment Report commissioned by Vincent & Rymill Dated November 2016, Construction Management Plan Pro Forma dated October 2016, Construction Management Plan Pro Forma dated March 2017, Ground & Water Ground Investigation and Basement Impact Report Dated November 2016 and



(Superseded) Design and Access Statement Revision C Dated 19th April 2017.

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 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 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: 06.951.01, 06.951.02 REV F, 06.951.04, 06.951.05, 06.951.06, 06.951.07 REVA, 06.951.08 REV F, 06.951.09 REV G, 06.951.10 REV F, 06.951.11 REV F, 06.951.12 REV G, 06.951.13 REV F, 06.951.14 REV F, 06.951.15 REV F, 06.951.16 REV C, 06.951.18, 06.951.19, Revised Basement Impact Audit from Campbell Reith dated February 2017, Basement Impact Audit from Campbell Reith dated December 2016, Basement Impact Assessment commissioned by Vincent & Rymill dated October 2016, Ground Investigation and Basement Impact Assessment Report commissioned by Vincent & Rymill Dated November 2016, Construction Management Plan Pro Forma dated October 2016, Construction Management Plan Pro Forma dated March 2017, Ground & Water Ground Investigation and Basement Impact Report Dated November 2016 and (Superseded) Design and Access Statement Revision C Dated 19th April 2017.

Reason:

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

- 4 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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All work shall be carried out in accordance with recommendations of British Standard 3998: 2012. The tree protection measures are to be installed in line with the Arboricultural report prior to works beginning on site.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 6 No development shall take place until full details of hard and soft landscaping, including replacement trees and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 , 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 The proposed window to the flank elevation at ground floor level (serving the proposed store room) shall be obscure glazed and fixed shut.

This glazing shall be retained permanently thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties and gardens in the area is not adversely affected by overlooking.

- 8 Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14, 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.

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 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.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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
Director of Regeneration and Planning