

Mr. Mark Zudini
Bentheim
2 Canalot Studios
222 Kensal Road
London
SW6 6AW

Application Ref: **2015/2645/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

30 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Whitestone House
Whitestone Lane
London
NW3 1EA

Proposal:

Substantial demolition and rebuild of existing four storey dwellinghouse and excavation of single storey basement for provision of car parking, musicroom/library, gym and swimming pool. Erection of single storey enclosure to house car lift at ground floor level. Installation of three dormer windows to front roofslope.

Drawing Nos: 643-100, 643-101, 643-102, 643-103, 643-104, 643-105, 643-106, 643-107, 643-108 REV A, 643-111, 643-112, 643-113, 643-000, 643-316 REV A, 643-300 REV A, 643-301 REV A, 643-302 REV B, 643-303 REV A, 643-304 REV A, 643-305 REV A, 643-306 REV A, 643-307 REV A, 643-308, 643-309 REV A, 643-312, 643-313, 643-315, 643-320, wsh_before_after, CMS01, CMS02, CMS03. Supporting documents; Design & Access statement dated April 2015, Draft Construction Management Plan dated April 2015, Basement Impact Assessment dated July 2016, Arboricultural Impact Assessment dated May 2015, Further investigations arboricultural report dated Sep 2016, Statement on clauses from the National Planning Policy Framework (March 2012), Root excavation report dated 5th-6th October 2016, Letter ref: JFA/WSH/Ltr/01 dated 7th October 2016, An Archaeological Desk-Based Assessment ref: NGR: TQ 26365 86305.



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:

643-100, 643-101, 643-102, 643-103, 643-104, 643-105, 643-106, 643-107, 643-108 REV A, 643-111, 643-112, 643-113, 643-000, 643-316 REV A, 643-300 REV A, 643-301 REV A, 643-302 REV B, 643-303 REV A, 643-304 REV A, 643-305 REV A, 643-306 REV A, 643-307 REV A, 643-308, 643-309 REV A, 643-312, 643-313, 643-315, 643-320, wsh_before_after, CMS01, CMS02, CMS03.

Supporting documents

Design & Access statement dated April 2015, Draft Construction Management Plan dated April 2015, Basement Impact Assessment dated July 2016, Arboricultural Impact Assessment dated May 2015, Further investigations arboricultural report dated Sep 2016, Statement on clauses from the National Planning Policy Framework (March 2012), Root excavation report dated 5th-6th October 2016, Letter ref: JFA/WSH/Ltr/01 dated 7th October 2016, An Archaeological Desk-Based Assessment ref: NGR: TQ 26365 86305.

Reason:

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

- 4 The basement car park hereby approved shall not be used until the landscape scheme as shown in the submitted drawing 643-316 REV A hereby approved have been implemented. The landscape scheme shall remain permanently in place.

Executive Director Supporting Communities

Reason: To ensure that the use of the premises does not add to parking pressures on Hampstead Lane and surrounding streets which would be contrary to policy CS5 and CS11 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 Works shall be carried out in accordance with the approved Arboricultural Impact Assessment dated May 2015, Further investigations arboricultural report dated Sep 2016, Root excavation report dated 5th-6th October 2016, Letter ref: JFA/WSH/Ltr/01 dated 7th October 2016; unless the local planning authority gives written consent to any variation.

Reason: To ensure that the tree on the highway maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy 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 Development shall not commence until a drainage strategy, incorporating Sustainable Urban Drainage Systems (SUDS) and detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with the requirements of policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include:

Scaled plans showing all existing and proposed vegetation and landscape features.

-a schedule detailing species, sizes, and planting densities, location, type and materials to be used for hard landscaping and boundary treatments.

-specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.

-details of any proposed earthworks including grading, mounding and other changes in ground levels.

-a management plan including an initial scheme of maintenance

The relevant part of 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 policy 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.

- 8 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 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 9 No demolition or development shall take place until a written scheme of investigation (WSI) for archeological remains has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to commencement of the development, a noise and vibration assessment with regards to the equipment hereby approved shall be submitted to the Council detailing proposed construction site noise and vibration levels along with proposed site sound acoustic screening and mitigation.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. 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 sqm 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. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid

when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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