

Mr Brian Kavanagh
Nicholas Taylor + Associates
31 Windmill Street
W1T 2JN

Application Ref: **2016/5613/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

12 May 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:
**Hillview
Vale of Health
London
NW3 1AN**

Proposal:

Conversion of two flats into one dwellinghouse; demolition and rebuild of rear elevation and roof to match existing; erection of replacement rear extension with terrace above; installation of two side dormers; enlargement of front lightwell; other external alterations to front and rear elevations

Drawing Nos: OS Map; 180-001-EX; 180-002-EX; 180-003-EX; 180-004-EX; 180-005-EX; 180-006-EX; 180-107-PR (Rev A); 180-108-PR (Rev A); 180-009-PR; 180-010-PR (Rev A); 180-011-PR (Rev A); 180-012-PR (Rev B); 180-113-PR (Rev A); 180-014-PR; 180-016-PR; Planning, Design + Access Statement prepared by Nicholas Taylor + Associates (dated September 2016); Letter from Denis Kealy (Consibee) to Charles Humphries (HEAT Architecture) dated 13 July 2016; Structural Report to Support Planning Application prepared by Consibee (dated 9th November 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 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 if in CA] 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: OS Map; 180-001-EX; 180-002-EX; 180-003-EX; 180-004-EX; 180-005-EX; 180-006-EX; 180-107-PR (Rev A); 180-108-PR (Rev A); 180-009-PR; 180-010-PR (Rev A); 180-011-PR (Rev A); 180-012-PR (Rev B); 180-113-PR (Rev A); 180-014-PR; 180-016-PR; Planning, Design + Access Statement prepared by Nicholas Taylor + Associates (dated September 2016); Letter from Denis Kealy (Consibee) to Charles Humphries (HEAT Architecture) dated 13 July 2016; Structural Report to Support Planning Application prepared by Consibee (dated 9th November 2016)

Reason:

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

- 4 The front facade shall be suitably protected and retained in its entirety. No alteration works or amendments shall be undertaken to the front facade (including brickwork or lintels).

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.

- 5 In accordance with drawing no. 180-012-PR (Rev B), the rear elevation brickwork and roof tiles will be salvaged and reused.

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.

- 6 No development shall take place until a structural method statement including an

up-to-date condition survey undertaken by a suitably qualified person, retention drawing and a detailed schedule of works of demolition and redevelopment shall be submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of the front elevation. No works of demolition shall be carried out other than in accordance with the approved method statement.

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.

- 7 The front facade shall be suitably protected and retained in its entirety. No alteration works or amendments shall be undertaken to the front facade (including brickwork or lintels).

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.

- 8 No development shall take place 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 the façade retention during demolition and construction works 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 DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 1.8 metre high screens, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north and south elevations of the terrace at ground floor level prior to commencement of use of the roof terrace 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.

- 10 The roof of the extension hereby permitted, other than the area approved for use as a terrace as shown in drawing no. 180-108-PR (Rev A), shall not be used as a roof terrace without prior consent in writing from the Local Planning Authority.

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.

- 11 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

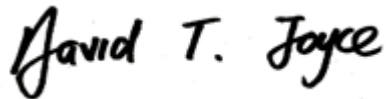
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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