

Miss Anna Russell-Smith

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/7089/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

22 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

44 - 44a Gloucester Avenue
London
NW1 8JD

Proposal: The partial demolition of the house at No.44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement.

Drawing Nos: 173_PL1_S_00 P; 173_PL1_EX_01 P; 173_PL1_EX_02 P;
173_PL1_EE_01 P; 173_PL1_EE_02 P; 173_PL1_ES_01 P; 173_PL1_DN_00 P;
173_PL1_DN_01 P; 173_PL1_DN_02 P; 173_PL1_DN_03 P; 173_PL1_DN_04 P;
173_PL1_GA_00 P; 173_PL1_GA_01 P1; 173_PL1_GA_10 P; 173_PL1_GE_01 P1;
173_PL1_GE_02 P2; 173_PL1_GE_03 P2; 173_PL1_GE_10 P1;
C1_Gloucester_amended roof rev B; C2_Gloucester_amended roof; Design Access
Statement; Energy & Sustainability Measures; Planning & Heritage Statement; and Block
E-Structure Engineering Planning Report and Basement Impact Assessment.

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 outside the building shall match the existing original adjacent work in terms of the choice of materials, method of construction and finished appearance, 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 and policies D1 and D2 of the Emerging Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [173_PL1_GA_00 P; 173_PL1_GA_01 P1; 173_PL1_GA_10 P; 173_PL1_GE_01 P1; 173_PL1_GE_02 P2; 173_PL1_GE_03 P2; and 173_PL1_GE_10 P1].

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings including dormer windows at a scale of 1:10 with typical glazing bar details at 1:1.

c) typical façade details including parapet; parapet cornice; chimney and; mansard roof junction details at a scale of 1:10.

d) Samples and manufacturer's details of all new facing materials including glass extension; roof slate; rainwater goods; boundary treatment; white wash façade walls; brick and stonework.

The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Emerging Local Plan.

- 5 The existing external features including: boot cleaner; existing railings; York Stone Steps; front door Stone Entablatures to front Elevation Windows shall be retained and reused and shall be properly protected during the course of work on site.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Emerging Local Plan.

- 6 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, policy DP27 of the London Borough of Camden Local Development Framework Development Policies and policy A5 of the Emerging Local Plan.

- 7 The development shall be carried out in accordance with the Basement Impact Assessment by Elliott Wood dated December 2016 hereby approved.

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, and policy A5 of the Camden Local Plan Submission Draft 2016.

- 8 No development (including demolition) 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 and provision of

details of the programme of works 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, policy DP27 of the London Borough of Camden Local Development Framework Development Policies and policy A5 of the Camden Local Plan Submission Draft 2016.

- 9 No development (including demolition) shall take place until a structural method statement including an up-to-date condition survey undertaken by a suitably qualified person, retention drawings and a detailed schedule of works of demolition and redevelopment has been 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

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

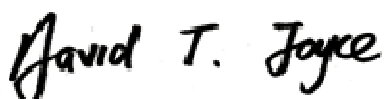
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 5 The proposed new sash windows shall be double hung timber construction with integral glazing bars and mid rail and glazing bars profile which match the existing retained windows.

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