

Land adjacent to No.1 Elsworthy Terrace,
London NW3
Appendix 6

Delegated Report (Members briefing)	Analysis sheet	Expiry Date:	09/01/2013
	N/A	Consultation Expiry Date:	20/12/2012
Officer	Application Number(s)		
Christopher Heather	2012/5729/P		
Application Address	Drawing Numbers		
Land at the rear of 53 Eton Avenue London NW3 3EP	Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
Erection of building comprising basement, ground and first floor for use as a single-family dwellinghouse (Class C3).			
Recommendation(s):	Grant planning permission subject to S106		
Application Type:	Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultation						
Adjoining Occupiers:	No. notified	29	No. of responses No. electronic	02 00	No. of objections	02
Summary of consultation responses:	<p>A site notice was erected on 21 November 2012 and a press notice was published on 29 November 2012. The latter expired on 20 December 2012. Two letters of objection have been received from neighbouring residents. The grounds of objection are:</p> <p>49h Eton Avenue</p> <ul style="list-style-type: none"> • <i>Land use/principle of development</i> – opposed to a building on this site. The area is becoming increasingly dense with new buildings and extensions which are reducing the size of back gardens. The land would be better used as allotments • <i>Conservation and design</i> – neither the existing planning permission nor this proposal are in keeping with the character of the conservation area. • <i>Trees</i> – Despite the concerns above the revised design it is considered to better protect the trees. • <i>Basement</i> – Subsidence in the area makes this a problem. • <i>Neighbouring amenity</i> – the pleasant view from the second floor of 53 Eton Avenue will be spoilt. <p>53c Eton Avenue</p> <ul style="list-style-type: none"> • <i>Neighbouring amenity</i> – The view would be completely obscured. A brick wall so near would be confrontational. Lowering the height and adding a green roof would be an improvement. • <i>Trees</i> – concern about the health of the existing trees 					
CAAC/Local groups comments:	<p>Belsize CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> • <i>Land use/principle of development</i> – Consistent with their objection to the previous planning permission a new house here would not naturally belong to King's College Road. • <i>Conservation and design</i> – The redesigned proposal is not considered an improvement on the previous one which had a horizontal emphasis. The proposal would be a bulky, box type design, out of scale with its setting and an unacceptable intrusion into a mature, serene and unique London landscape. 					
Site Description						
<p>The application site is a vacant piece of open land, most recently used as an informal parking area associated with 53 Eton Avenue. This site is formed from the rear section of the garden to number 53 Eton Avenue and is located between the rear of no. 53 Eton Avenue and 102 Fellows Road, with a narrow frontage onto Kings College Road. No. 53 is a period-style block of eight flats with front and rear gardens.</p> <p>Fellows Road and Eton Avenue are long parallel roads, lined with large properties with spacious gardens. These roads are bisected by Kings College Road to the west and Merton Rise to the east. Two modest buildings are located opposite the application site on the west side of Kings College Road. These appear on the 1894 Ordnance Survey map and are likely to have been ancillary/service structures for the adjacent large houses. The immediate area is characterised by a profusion of large trees, both on the street and in the back gardens of Eton Avenue and Fellows Road.</p>						
Relevant History						
<p>October 2009: Planning permission (Ref: 2009/4094/P) <u>refused</u> for "Erection of a three storey dwelling house (Class C3) to the rear of 53 Eton Avenue". The reasons for refusal were:</p> <p><i>The proposed building, by virtue of its height, bulk and massing would be visually intrusive and dominant within the streetscene, to the detriment of the character and appearance of the Belsize Conservation Area.</i></p>						

It is thereby contrary to policies B1 [General design principles] and B7 [Character and appearance of conservation area] of the London Borough of Camden Replacement Unitary Development Plan 2006.

The proposed development, by reason of the loss of outlook to the occupiers of no. 53 Eton Avenue, would be detrimental to the amenity of adjoining occupiers, contrary to policy SD6 [Amenity for occupiers and neighbours] of the London Borough of Camden Replacement Unitary Development Plan 2006.

The proposed development, in the absence of a construction management plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies T12 (Works affecting highways), SD6 (Amenity for occupiers and neighbours), SD8B (Disturbance from demolition and construction) of the Camden Replacement Unitary Development Plan 2006.

The proposed development, in the absence of a legal agreement for car-capped housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policies T7 (Off-street parking), T9 (Impact of parking) and SD2 (Planning obligations) of the Camden Replacement Unitary Development Plan 2006.

June 2010: Planning permission (Ref: 2009/5483/P) granted subject to Section 106 legal agreement for "Erection of a two storey residential dwelling house (Class C3) comprising upper and lower ground floors, to the rear of 53 Eton Avenue."

March 2011: Planning permission (Ref: 2011/0203/P) granted subject to Section 106 legal agreement for "Variation to condition 7 of planning permission ref: 2009/5483/P granted (subject to S106) on 03/06/2010 for (Erection of a two storey residential dwelling house (Class C3) comprising upper and lower ground floors, to the rear of 53 Eton Avenue) as a minor material amendment for creation of new lightwell to lower ground floor level."

May 2011: Approval of details (Ref: 2011/1340/P) granted for "Details of hard and soft landscaping and green roof pursuant to conditions 5 and 8 of planning permission 2009/5483/P dated 03 June 2010 (as varied by 2011/0203/P dated 07 March 2011) for the erection of a two storey dwelling house (Class C3)".

June 2011: Approval of details (Ref: 2011/1863/P) granted for "Details of alterations to all four boundaries pursuant to condition 3 of planning permission dated 03/06/10 (2009/5483/P) (as amended by planning permission dated 07/03/11 2011/0203/P) for the erection of a two storey dwelling house (Class C3)".

July 2011: Planning permission (Ref: 2011/2147/P) granted for "Revisions including enlargement of basement, addition of pedestrian gate and widening of vehicle gates, to planning permission dated 03/06/10 (2009/5483/P) (as amended by planning permission dated 07/03/11- 2011/0203/P) for the erection of a two storey dwelling house (Class C3)".

100 Fellows Road

September 2010: Planning permission (ref: 2010/3972/P) refused, but granted on appeal in July 2012 for "Erection of a basement, ground and first floor single dwelling house (Class C3) fronting King's College Road".

Relevant policies

LDF Core Strategy and Development Policies

- CS1 (Distribution of growth)
- CS4 (Areas of more limited change)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS17 (Making Camden a safer place)
- CS18 (Dealing with our waste and encouraging recycling)

- DP2 (Making full use of Camden's capacity for housing)
- DP3 (Contributions to the supply of affordable housing)
- DP5 (Homes of different sizes)
- DP6 (Lifetime homes and wheelchair homes)

DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP19 (Managing the impact of parking)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)
DP28 (Noise and vibration)

Camden Planning Guidance 2011

CPG1 (Design)
CPG2 (Housing)
CPG3 (Sustainability)
CPG4 (Basements and lightwells)
CPG6 (Amenity)
CPG7 (Transport)
CPG8 (Planning obligations)

London Plan (2011)

National Planning Policy Framework (March 2012)

Assessment

Proposal

The building itself would cover a little over a third of the site sitting slightly offset so that it is nearer to the northern and eastern boundaries. The proposed dwelling would consist of a basement, ground floor and mezzanine above. The basement would extend further than the ground floor towards the front of the site. The main living accommodation would be at ground floor level as well as a room which could function as a bedroom. The mezzanine floor would contain an office and media room, and the basement would contain a master bedroom plus two others, and a utility room. To the rear of the site is a lightwell which would provide light to the two smaller bedrooms. The building itself is rectilinear in shape and simple in appearance, and would be constructed predominantly of pre-oxidised copper cladding, with dark grey powder coated fenestration.

There would be a new pedestrian entrance from Kings College Road and a pedestrian ramp would lead around to the building's main entrance on the northern elevation of the building adjacent to the boundary with 53 Eton Avenue. There is an existing crossover to provide access through an existing gate, and one car parking space is proposed for the unit. The remainder of the site would be amenity space for the unit.

Background

The planning history is of significance. Permission was originally granted for a dwelling on this site in June 2010, and the two subsequent variation of condition applications have effectively granted planning permission twice more. No work has commenced on site, but the applicant has until 3 June 2013 in which to do so before the permission lapses. Written confirmation has been received from the applicant that were this application to be refused that they would look to pursue the permissions they already have. Given that there is approximately 6 months in which the applicant would have to address the outstanding conditions it is considered that this planning permission is a realistic fallback position, and is therefore a material consideration when assessing this proposal. This is in contrast to a situation where a planning permission may have only a few days or weeks before expiring making it less realistic that it could be implemented.

Land use

Objections have been received about the principle of developing on the site. However, permission has already been granted for a residential use on the site, and notwithstanding this there is not considered to be a policy basis for objecting. Although the original permission was granted before the current policies were adopted there is not considered to have been a significant change of approach: policies CS6 and DP2 provide a general encouragement for new housing across the Borough, and subject to other considerations (such as design and impact on neighbouring properties) there is not considered to be any objection to the use proposed.

An objector would prefer the site to be allotments. Although there would be no objection to this, it is not considered possible to require it.

Conservation and design

The site is within the Belsize Conservation Area and policies CS14, DP24 and DP26 are of relevance. The Conservation Area Statement (CAS) for the area notes that there is a variation in terms of building style and elevational treatment, but that there is generally a consistency of materials: specifically red bricks with red clay tiles. Sub-areas are identified and the site falls between two. One covers Eton Avenue and Strathray Gardens, and the other covers Fellows Road and Winchester Road. The properties opposite the site make a positive contribution to the conservation area, as well as a number on Fellows Road.

A contemporary approach has been accepted previously, and this proposal continues this despite the two schemes being quite different in appearance. The conservation officer has raised no objections to the proposal, commenting that although the character of the building has changed the overall quality is not diminished. Contemporary design within conservation areas is not in principle objectionable, and a well designed building can contrast well with the more historic buildings around it.

The general bulk and mass remains largely the same, and would sit within the site rather than dominating it. There would be an increase in height of approximately 280mm, but this is partially mitigated by the changes near to the boundary with 53 Eton Avenue. As approved there was to be a walkway adjacent to this boundary with privacy screens to prevent overlooking: the revised design still features the former, but it is lower, and hence the latter is also reduced in height so lessening what would be seen from 53 Eton Avenue. The overall appearance is more rectilinear, and although the CAAC feel this to be bulky and box-like the overall visual impact from the street itself or surrounding private views is not expected to be noticeably greater, arguably slightly less. The oversailing roof which is a feature of the existing planning permission (but not of this proposal) has a more horizontal emphasis, but it also makes the building slightly larger than it needs to be. There was also a slight conflict with the branches of one of the trees, which the proposal improves on. The materials now proposed are very similar to the previous design, albeit that the amount of glazing has been reduced in favour of pre-oxidised copper. This has been motivated by the requirements of building regulations as they relate to energy use. It is the case that this gives it a more solid appearance but it is not considered to be to the extent that the proposal represents poor design. The materials are not the same as most in the area, but are not entirely dissimilar in terms of colour. The brown roof proposed (which would be secured by condition) would further soften this and allow it to sit well against the backdrop of trees and shrubs.

There is a solid timber gate now proposed, in contrast to the permeable metal gate which was approved previously. This solidity is considered more in keeping with the solid brick walls. Although the design is considered to be of a high quality anyway, and so does not need to be hidden, it is worth noting that the gate would obscure the lower part of the building, so minimising any visual impact from Kings College Road.

The basement now proposed is smaller than that approved as part of the second variation of condition application (Ref: 2011/2147/P). Therefore, the visual appearance would be less than before, and is largely restricted to the lightwell at the back of the site which is consistent throughout all of the applications.

There is an extant planning permission on the site immediately next door, which is the rear garden of 100 Fellows Road. This was granted on appeal in May 2012 (and so can be implemented until May 2015) for a new single dwellinghouse. Although predominantly copper to match what has permission on the application site its design is unusual and has a curved roof. It is arguably a positive thing to have a slightly more compact dwelling on the application site to visually separate the two.

Overall, the proposal is considered to represent good quality design, and preserve and enhance the character and appearance of the conservation area. This applies in isolation, but also when compared to what was approved previously, and there are arguably some improvements arising from the development now proposed. Although a different building from most in the conservation area the site's location between two different sub-areas allows for greater flexibility than may be the case elsewhere, and it does not have to follow slavishly the style of one or the other. Facing onto Kings College Road does provide some separation to both Fellows Road and Eton Avenue. The proposal is considered to accord with policies CS14 of the Core Strategy, and policies DP24 and DP25 of the Development Policies.

Quality of the resulting residential accommodation

The relevant policies are CS6, DP5, DP6, and Camden Planning Guidance 2 on Housing. The proposed house would formally provide for 3 bedrooms, although there are additional rooms which could potentially be used as

bedrooms even though they are not indicated as such. This could increase it to 6, but it seems unlikely that this would be the case given that the applicants and family (4 persons in all) are planning to live in the property, and that one of the rooms lends would in practice being a dining area off the living room.

The area of the property would be approximately 209sqm, which is large. The largest type of house for which there is a specific standard in the London Plan 2011 is a 4 bedroom 6 person house across 3 storeys, which should be 113sqm. For each additional person there should be an extra 10sqm. The unit easily accords with this, and does so without the building having a greater visual impact than the extant planning permission.

Within the layout is appropriate. The primary living space is in the part of the building which would receive the most light at ground floor level, and partially at mezzanine level. The south elevation would be the brightest due to large windows which would face onto the garden to the side. Beyond they would view the rears of properties on Fellows Road until such time that the new dwelling is built there (which would be close at 4m away, but lower). The east and west elevations would also have a reasonable amount of glazing which is a mix of larger panels and smaller, more horizontal panels. Although views from inside would not be extensive, they would be pleasant and look out onto vegetation and trees with some of the existing buildings of the conservation area beyond. The northern elevation has limited outlook, but this is deliberate so as to protect the amenity of those in 53 Eton Avenue. At basement level the outlook would be less: the bedrooms to the rear would have a large lightwell and this is considered large enough so as not to be oppressive. The master bedroom would have less light and outlook but its generous size does mitigate this. Throughout the whole dwelling there would be good outlook in three of four directions which would look out on trees and greenery.

There would be space on all 3 sides of the property which could be used as amenity space, and which would be secure, entirely within the control of the applicant, private by virtue of the solid front gate privacy. The lightwell to the rear could also be of some use in this regard. This is considered large enough for the unit, and would be an attractive environment in which to spend time.

The accommodation would be different to many properties in the London Borough of Camden but it is worth noting the appeal decision for 100 Fellows Road. Although this is a different proposal the proximity to the site is important. This unit was single aspect with skylights used to supplement the light received from the rear. The inspector did note that "The bedrooms at garden level would not have an outlook. However Camden is an inner London Borough where houses with basements are one of its typical house types and where street rooms often have no outlook...". Although this approach contradicted the position the Council had taken when refusing the planning application, and the quality of the accommodation is something that should be maximised, the situation on the application site is much better.

Policy DP6 requires all housing development to be constructed to lifetime homes standards. The applicant has submitted information in support of this. Having assessed the proposal against the various criteria it is considered that the proposal accords with the requirements, and therefore satisfies the policy.

Neighbouring amenity

Policies CS5 and DP28 protect the amenity of neighbouring properties. The proposal would introduce a residential use into a predominantly residential area, which is compatible. In daylight and sunlight terms the proposal would be freestanding and a significant distance from surrounding buildings. Although no daylight and sunlight report has been submitted this is not considered essential in this instance. The distance is such that a building of this height would not dissect a line at an angle of 25 degrees from the nearest windows to habitable rooms, the rear ground floor windows of 53 Eton Avenue.

The distance from the northern elevation of the building to the main rear of 53 Eton Avenue would be 12.4m, and marginally less to the bay window (11.4m). Currently there is a boundary fence which is relatively low and would be replaced by something slightly higher. The height of the building is such that although it would be visible it is not considered it would dominate the view. There would be a window facing towards 53 Eton Avenue, but this is high level and proposed to be obscurely glazed. Although there would be some light spillage this is nothing that would not be expected in a residential area and is not expected to compromise amenity. To the east and west there would be no neighbouring properties that would be affected: to the east are gardens and the trees on both sides of the boundary shield the view. To the west is Kings College Road itself.

To the south the distance between the proposed elevation and the rear of properties on Fellows Road is 24m, way in excess of what would be considered problematic. The dwelling approved in the rear garden of 100 Fellows Road has been designed with no windows facing onto the site so if it is built there would be no detrimental impact on either site.

Finally, as the proposal is for a freestanding building to be constructed within the confines of the site, and where no other buildings currently adjoin the site the basement would not affect anyone. If 100 Fellows Road is developed it would still be a minimum of 4m from the basement, well in excess of what is considered problematic. This accords with the advice in policy DP27 which is discussed in more detail later.

Trees

There are trees on this and the adjoining sites. The tree officer initially raised some concerns, and requested drawings to show a comparison between the proposal and what was granted permission previously. This was subsequently provided and demonstrated that the impact on most of the trees was either no greater or an improvement than the development granted planning permission. Therefore, the proposal is considered to accord with policy CS15 of the Core Strategy.

Basement

Policy DP27 concerns the impact of basements and lightwells. The key aspects which are of concern are the impact on drainage, flooding, groundwater conditions and structural stability. Also of importance is the impact on the amenity of neighbours and nearby trees, whether satisfactory landscaping is provided, the setting of the property and character of surrounding area, and archaeological remains.

The proposed basement is smaller than the most recently approved (Ref: 2011/2147/P). Although the rear extent is the same it does not extend all the way to the front of the site as previously. The fallback position is a significant material consideration and needs to be acknowledged when referring to this proposal. The maximum depth of the basement is 2.8 metres from the proposed ground level, and 3.6 metres from the existing ground level.

The applicant has submitted a Basement Impact Assessment (BIA) to address these issues which refers to the guidance in Camden Planning Guidance 4 on Basements. As part of the investigations there has been 3 boreholes and 4 trial on site. The BIA concludes that the impact will be acceptable. The impact on groundwater is shown to be acceptable, as is the impact on site stability (the site itself is not completely flat but has no undulations which would be considered significant). In terms of surface flow and flooding this is shown to be no worse, and as there has historically been hardstanding on site the proposal should improve the situation.

The impact on trees, neighbouring amenity, and the character and setting of the area are assessed above and considered to be acceptable. There is no record of archaeological remains on the site. Finally, the area of the site not built upon would be amenity space and so is not formally landscaped. The plans show that the area on top of the basement would be filled over with a minimum depth of 0.5 metres of soil. This is considered sufficient to allow for suitable planting above. As the basement takes up 50% of the garden SUDS would be required by condition.

Despite the principle of a basement being considered acceptable, the details of its construction could have a negative impact on the surrounding area unless properly controlled. It is proposed that a Construction Management Plan (CMP) be agreed as part of the section 106 legal agreement to address this.

Sustainability

Policies CS13, DP22 and DP23 are of relevance. The applicant has submitted information relating to Code for Sustainable Homes (CSH). Policy DP22 requires that from 2013 the standard to be achieved is level 4, and the applicant has indicated that this is achievable. This is acceptable and would be secured by S106. The drawings show a brown roof which is supported and would be secured through condition. An objection requests a green roof be included, and although there is no indication of whether or not the objector considers this preferable to a brown roof it is considered that in terms of sustainability both accord with the general principles. Overall, the development is considered to accord with those policies referred to, and to represent sustainable development.

Highways and transportation

The site was historically used as informal car parking for residents of 53 Eton Avenue, and the officer's report for 2009/4094/P concluded that it was used for up to 6 vehicles in the past. This use has now ended and the site is quite overgrown. The original planning permission (2009/5483/P) included one on-site car parking space, with the justification being that this was a reduction from the 6 spaces that were there previously. It is noteworthy that at the time of that decision the standard was for a maximum of 1 space per residential unit. Since then the circumstances have changed. The use of the site as a car park for residents of 53 Eton Drive has long since ended. The approach to car parking in policies DP18 and DP19 is more stringent, with a greater

emphasis on car free development. The accompanying newer standards in Appendix 2 of the Development Policies only allow for a maximum of 0.5 spaces per unit. Although the site is within reasonable walking distance of Swiss Cottage and Chalk Farm Underground Stations the Highways Officer has noted that the Public Transport Accessibility Level (PTAL) is 'moderate' and so one space is considered acceptable in this instance. Therefore, the proposals are considered to be in accordance with policies DP18 and DP19. Notwithstanding this there is considered to be a justification for requiring the applicant to enter into a section 106 legal agreement to prevent occupiers obtaining car parking permits so making it a car capped scheme.

The proposal does not include formal cycle parking but there would be adequate space on the site and within the dwelling for cycles, such that the proposal is considered acceptable in this regard, and accords with the principles of policy DP17 of the Development Policies.

Community Infrastructure Levy (CIL)

The proposal would create one additional new unit of accommodation measuring approximately 209sqm internal floorspace, and would be liable for a contribution towards the Mayor's CIL. Based on the charging schedule the charge (which is £50 per sqm of floorspace) the amount due would be £10,450.

Conclusion

Much of the assessment is predicated on there being more than one extant planning permission on the site, and the applicant having indicated that they are likely to move forward with one of these in the event that this planning application is refused. The land use position is that a residential unit on this site is compatible with the surrounding uses and accords with out policies which attempt to maximise housing provision in the borough. The contemporary design approach remains, albeit that the specific design is different, but the proposal is considered to have some positive aspects which the extant planning permissions do not. The accommodation that would be provided is of a high standard, and the impacts on neighbours are considered acceptable in isolation, as well as a comparative improvement. The impact on trees is a slight improvement on what was granted permission previously, and the applicant has demonstrated that the basement would not cause problems. The proposal would be sustainable, and have an acceptable impact on the highways network.

Recommendation: Grant planning permission with conditions and subject to a Section 106 legal agreement.

Disclaimer

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Application Ref: **2012/5729/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 1344

21 March 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land at the rear of
53 Eton Avenue
NW3 3EP**

Proposal:

Erection of building comprising basement, ground and first floor for use as a single-family dwellinghouse (Class C3).

Drawing Nos: Site Location Plan, A001, A002 A, A003 A, A004, A005, A006, A007, A008, A009, A010, A011, A012, A013, A014, A015 A, A016, A017, A018, A019, A020, Response to Lifetime Homes Criteria Rev A, Response to Code for Sustainable Homes Criteria, General Statement Addressing Camden Development Policy DP27 Basements and Lightwells Requirement for Basement Impact Assessment; Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, A001, A002 A, A003 A, A004, A005, A006, A007, A008, A009, A010, A011, A012, A013, A014, A015 A, A016, A017, A018, A019, A020, Response to Lifetime Homes Criteria Rev A, Response to Code for Sustainable Homes Criteria, General Statement Addressing Camden Development Policy DP27 Basements and Lightwells Requirement for Basement Impact Assessment; Design and Access Statement.

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

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

a) Details including sections at 1:10 of all windows, external doors, boundary treatments, and gates;

b) A sample of the pre-oxidised copper cladding.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the brown roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be

permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The glass panel to the north elevation labelled "obscured translucent glass to this pane" shown on approved drawing A004 shall be obscurely glazed prior to occupation of the unit and maintained as such thereafter.

Reason: In order to protect the amenity of properties in 53 Eton Avenue and to accord with 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.

- 7 The 2m planted screen between the site and 53 Eton Avenue, as shown on approved drawing A002, shall be erected prior to occupation of the unit and maintained as such thereafter.

Reason: In order to protect the amenity of properties in 53 Eton Avenue and to accord with 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.

- 8 No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the local planning authority in writing. Such details shall include details of the design of foundations and the layout (with dimensions and levels) of the pedestrian access ramp and the decked area on site; and 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, and protects existing the existing trees on site, in accordance with policies CS14 and CS15 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.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order

to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation of the development, whichever is the sooner. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies 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.

- 11 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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 be 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 Reasons for granting permission

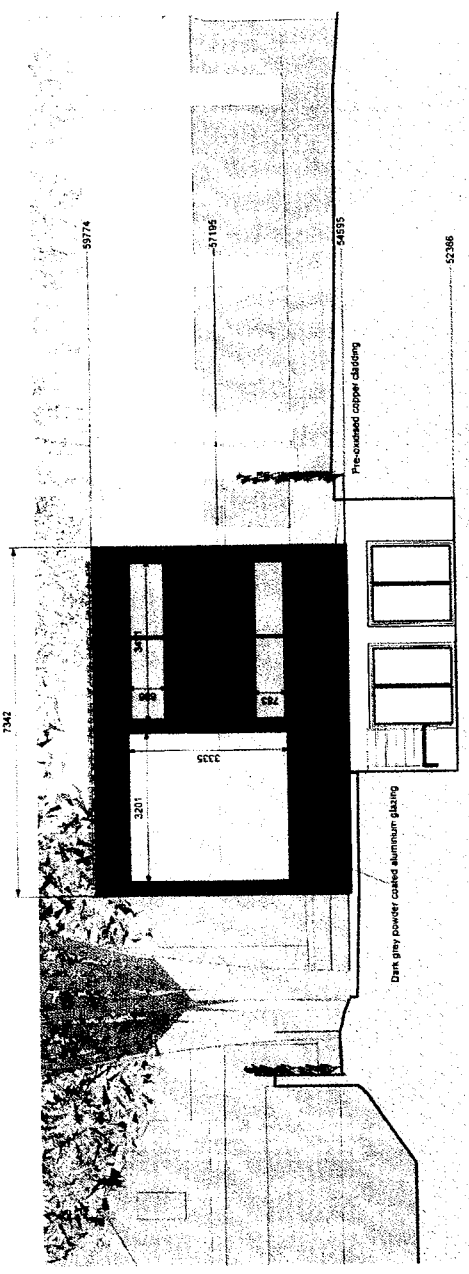
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change

through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS17 (Making Camden a safer place), and CS18 (Dealing with our waste and encouraging recycling) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), and DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

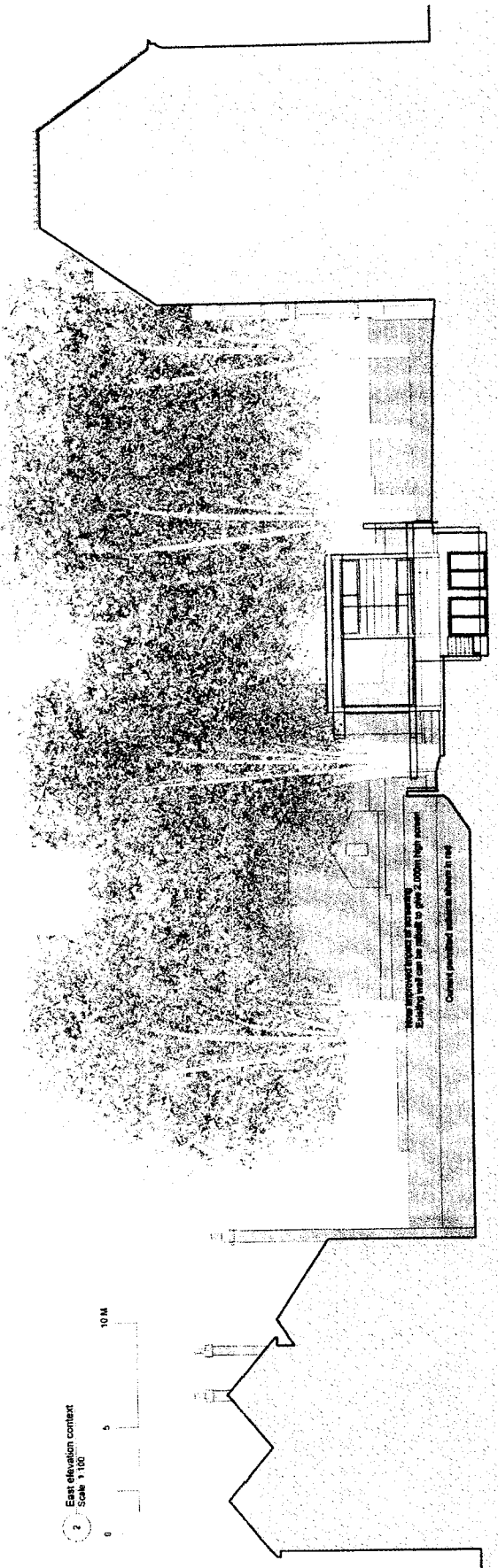
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444



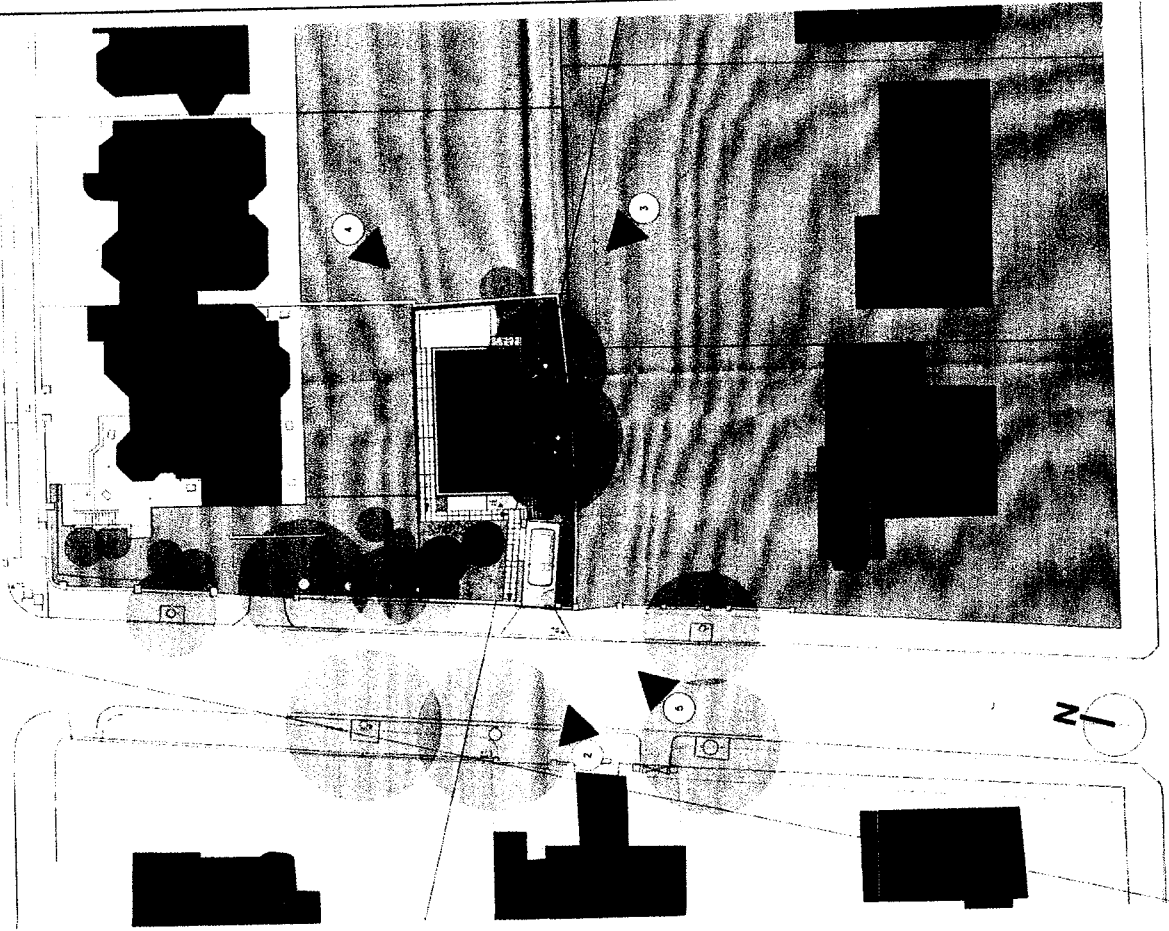
1 [Drawing Title]
 Scale: 1:50



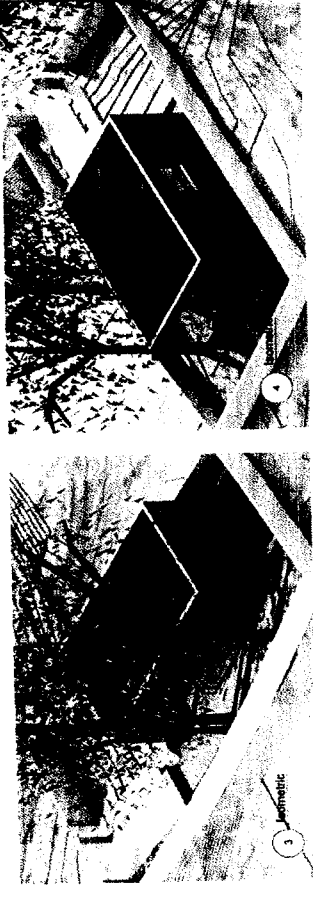
2 East elevation context
 Scale: 1:100



These proposed impacts are screening.
 Existing wall can be replaced to give 2,000mm high screen.
 Current permitted positions shown in red.



Block plan
 Scale: 1:200

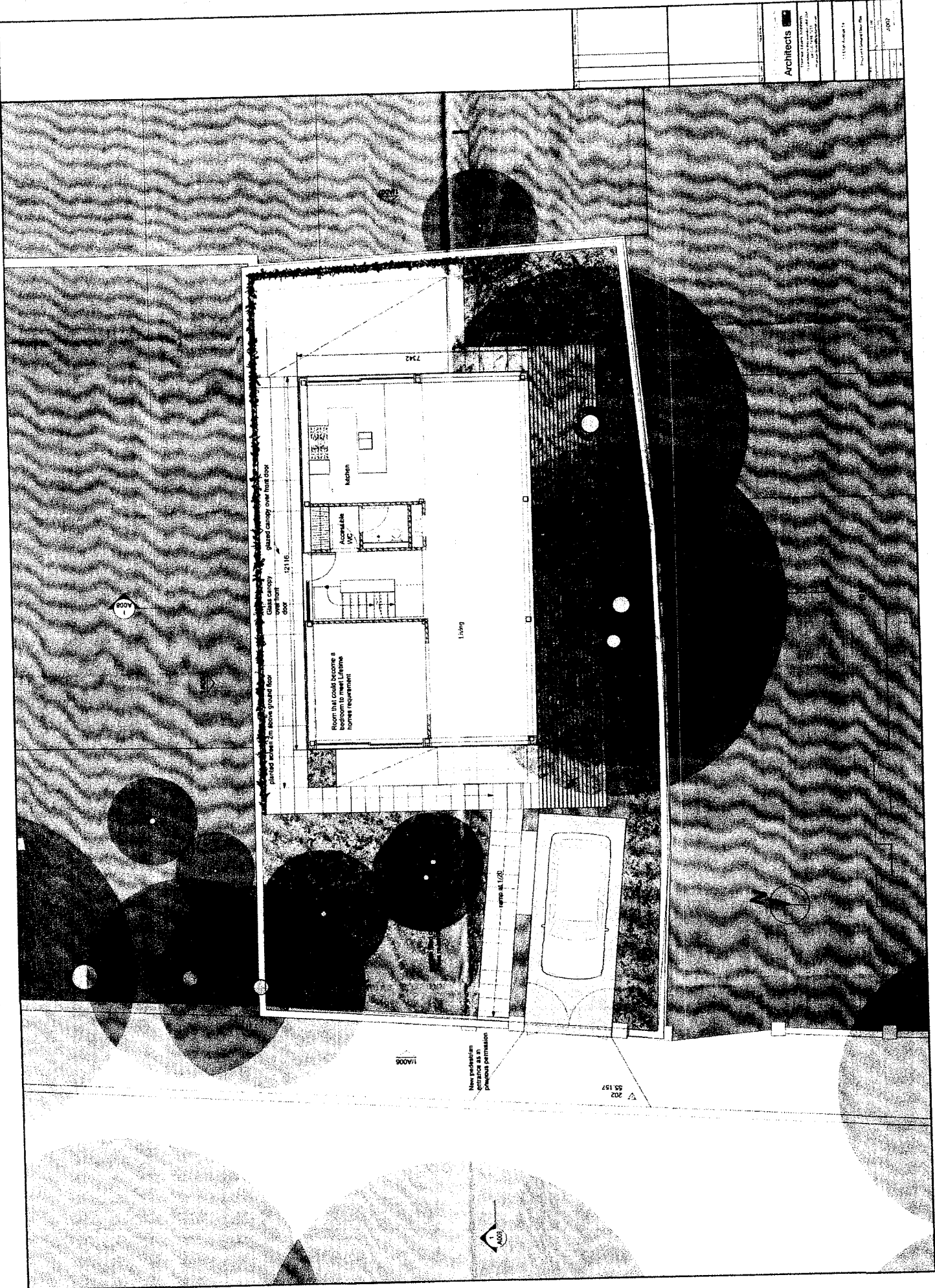


1

2

3

4



planted where 2x6 above ground floor
Glass canopy over front door
AC001 42 116

Room that could become a bedroom to meet future home requirement

New pergola
entrance as in previous permission
10000

AC001

53 137
202

perg at 102

temp at 102

10000

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