

2017/3214/P 15 Well Walk, Hampstead



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Photo 1 - Upper Ground Floor Rear Elevation – showing side boundary with Well Passage.



Photo 2 - Upper Ground Floor Rear Elevation - showing adjacent property at no. 17 Well Walk.



Photo 3 - Upper Ground Floor Rear Elevation - showing adjacent properties at no. 17 -21 Well Walk.



Photo 4 – Lower Ground Floor Rear Elevation and Lightwell.



Photo 5 - Lower Ground Floor Rear Elevation and Lightwell.

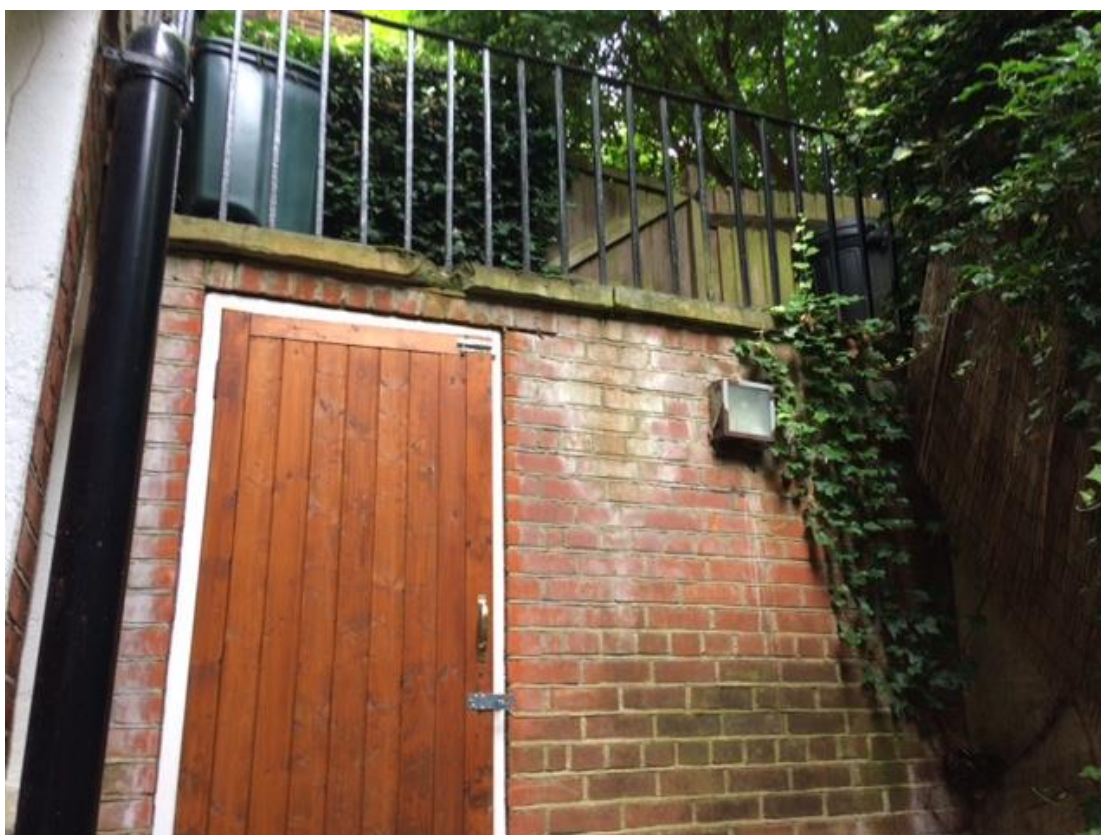


Photo 6 – Side Elevation of Lower Ground Floor Lightwell - showing existing refuse storage building.



Photo 7 - Lower Ground Floor Lightwell – showing upper ground floor rear elevation and side boundary with no. 17 Well Walk.



Photo 8 - Rear elevation showing lightwell balustrading and garden to the side of the lightwell.



Photo 9 - Side garden to the side of rear lightwell showing refuse storage, Lime tree (T1) and side boundary with Well Passage.



Photo 10 - Rear garden showing Apple tree (T4), Yew tree (T5) and Lime trees (T2 & T3).



Photo 11 - Side Elevation along Well Passage.



Photo 12 – Upper Ground Floor Rear Elevation – viewed from Well Passage.

Delegated Report		Analysis sheet		Expiry Date:	15/08/2017
(Members Briefing)		N/A		Consultation Expiry Date:	20/07/2017
Officer			Application Number(s)		
			2017/3214/P		
Application Address			Drawing Numbers		
15a Well Walk London NW3 1BY			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey extension at lower ground floor level, installation of a new projecting bay window at ground floor and lower ground floor levels, installation of spiral staircase access from ground to lower ground levels and works to the boundary in connection with existing residential flat (class C3)					
Recommendation(s):		Grant conditional permission subject to a S106 agreement.			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	6	No. of objections	6
Summary of consultation responses:	<p>A site notice was displayed on the 23/06/2017, expiring on the 14/07/2017 and a press notice was placed in the local press on the 29/06/2017, expiring on the 20/07/2017. A total of 7 public objections were received from numbers 40 Well Walk and 44 Well Walk, 2x responses from 17a Well Walk, a response from the freeholder company in ownership of 15 Well Walk, a response on behalf of the resident at 17b Well Walk and a response from another local resident whose address wasn't given. A summary of the objections are as follows:</p> <p><u>Design/heritage:</u></p> <ul style="list-style-type: none">i. The bay-window extension would have a negative visual impact when viewed from Well Walk passage. It would not be in keeping with the existing building or Hampstead Conservation Area. It would also be viewed from neighbouring properties.ii. The materials including aluminium would be out of character with this red brick/timber framed Victorian building and would impact on the character and appearance of the Conservation Area.iii. The works would destroy the character of the building, the owners have a concept of Milton Keynes, not Hampstead.iv. The construction work may impact on the historic Chalybeate Well at the bottom of Well Walk Passage.v. The development would be contrary to Camden Local Plan policies D1 Design and D2 Heritage. <p><i>Case Officer's Response: Please refer to section 2 of the following report for a response to these points.</i></p> <p><u>Amenity</u></p> <ul style="list-style-type: none">i. The extension would result in a loss of light to neighbouring properties particularly 17a and 17b Well Walk.ii. No daylight and sunlight report has been submitted in accordance with BRE guidance.iii. The sunlight study does not reflect the site conditions or neighbouring properties (windows are missing and the tree is oversized). It is also taken on the longest day of the year and is not a fair representation.iv. The extension would result in overlooking of neighbouring properties from the proposed bay window and terrace resulting in a loss of privacy.v. The development would generate noise and traffic disturbance, which would impact on the quality of life of nearby residents.vi. No details of how the development would be constructed in this constrained location have been submitted (including material storage locations, skip locations and spoil collection have been submitted). The alleyway along Well Walk Passage is very narrow.vii. The development would be contrary to Camden Local Plan policy A1 Managing the impact of development,					

Case Officer's Response: Please refer to section 3 of the following report for a response to these points.

Impact on Trees

- i. The development would impact on trees including the large Lime Tree in the garden of 15 Well Walk which is visible from well Walk.
- ii. The Arboricultural report refers to sand in the boreholes, which need to be bailed out and inspected.

Case Officer's Response: Please refer to section 4 of the following report for a response to these points.

Structural/drainage issues

- i. The development requires excavation of ground and would expose the party wall, which may compromise the stability of the property. No details of a methodology and sequence in what the ground would be excavated and retained has been submitted.
- ii. This site is built over and river. Building into the deep foundations may result in cause structural problems for the site and neighbouring properties.
- iii. The development which involves the removal of exterior structural walls pose a serious risk to the foundations of the building including cracks and health and safety issues. An impact assessment report should be submitted to ensure structural stability at the site.
- iv. The development would be contrary to Camden Local Plan policy A5 Basements.

Case Officer's Response: This application is a resubmission of a former permission from 2013 reference 2013/2030/P dated 17/09/2013; however, the excavation/basement development from that former permission has been removed from this application. The development involves no excavation of land/basement development. These structural issues are matters to be considered at the Building Control stage or privately between the landowners/neighbours.

Drainage issues:

- i. There are a large number of problems with underground water from underground watercourses and water infrastructure in the area and soil instability. The area has a history of localised flooding from water infrastructure and subsidence. Other basement development in the area has encountered groundwater. The development is likely to create further disturbance including subsidence, displacement of groundwater, damage to water infrastructure

Case Officer's Response: Please refer to section 3 (paragraphs 3.7-3.8) of the following report for a response to this point.

Other

- i. The submitted plans/drawings/statements do not correspond with the ref's of the submitted documents (e.g. JL2011-1009 rev D01 instead of rev D02).
- ii. Most of the submitted documents date from 2012. No Basement Impact Assessment, Construction Management Plan and no Basement Construction Plan have been submitted.

Case Officer's Response: The plans and supporting information submitted

	<p><i>with this application are considered to be adequate in accordance with the Council's requirements. No basement is proposed in this application therefore a Basement Impact Assessment was not submitted/required. A Construction Management Plan would be secured by s.106 legal agreement (see paragraphs 3.5-3.6).</i></p> <p>iii. The application is to increase the size of the property so the owners can sell for a larger profit. The development will be a blight on Well Walk but the owners do not care, as they do not live in the UK</p> <p><i>Case Officer's Response: This is not a material planning objection.</i></p>
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**CAAC/Local groups*
comments:**
*Please Specify

Heath and Hampstead Society: Objects

The submitted Design & Access Statement is identical to 2012/0103/P Revision 1 and is dated March 2013.

The Arboricultural report is the same as 2012/0103/P, also presented for 2016/6491/P.

A BIA, though it was not on Camden's website for 2012/0103/P, was presented for 2016/6491/P (withdrawn) yet is dated 2012. The report on the single borehole informing the BIA was written soon after 6th February 2013 and contains errors. The structural engineering statement is dated March 2013.

Apart from Drawings JL2011-002 revD05 which were reviewed in 2017, all others are dated 2011 and all do not adequately describe the work being proposed.

Inadequate existing and current proposed plans have been submitted particularly for the dig-out of the current patio area. There are no sections across the site on the garden side of section B-B to allow an assessment of the impact of digging out on the retaining walls here for the house and for Well Walk Passage.

The Basement Impact Assessment (BIA) submitted with the former application 2016/6491/P is inadequate for demonstrating the safety of extending the basement at 15 Well Walk both for trees and for neighbouring properties (several technical comments on the former BIA are also identified regarding local geological and hydrogeological conditions, the need for additional groundwater monitoring, silt erosion and subsidence). The conclusion is that a site specific BIA is required which includes testing and planning for encountering groundwater.

The submitted Arboricultural report is out of date (dated 2012) and should be updated.

The construction of the basement may impact on trees as access and storage of materials would take place within tree root protection zones. The Arboricultural report states that all construction work would be carried out by hand, however this is not confirmed in a construction management plan. The trees should also be examined for bat roosts.

The main concern however is for the lime trees T1 and T3. The lack of adequate testing means there is an increased risk of unexpected surging of groundwater, silt erosion and ground rotation or slip. Dealing with this may require large equipment that will harm these trees' canopies. Escaping groundwater may drown the trees.

A green roof is also proposed on the new flat roof to mitigate for lost potential garden space. Green roofs however are not welcome in the Hampstead Conservation Area. Hampstead CA is characterised much more by tall trees; green roofs are incompatible with the autumn shedding leaves of deciduous tall trees. It is expected that rather than remove the green roof, the developers will wish to remove the trees.

Case Officer's Response: Please refer to the following report for a response to these points.

Site Description

The property comprises a four-storey building located on the north west side of Well Walk, and is adjacent to Well Walk Passage, which connects Well Walk and Well Road. The site is currently sub-divided into four self-contained units. The site lies in an area that is predominantly characterised by residential development.

The site is not listed but lies within the Hampstead Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

PWX0103316 - Change of use of lower ground and ground floors from a s/c maisonette and a s/c studio flat to one s/c maisonette - Granted - 03/07/2001.

PWX0103642 - Alterations at rear lower ground floor level to provide patio doors - Granted - 11/09/2001.

2004/0945/P - Insertion of new timber sash window to Well Walk Passage elevation at raised ground floor level – Granted - 22/04/2004.

2012/0103/P - Erection of single storey extension at lower ground level and erection of projecting bay and use of roof as terrace at ground level in connection with residential flat (class C3) - Withdrawn - 07/03/2012.

2013/2030/P - Erection of single storey extension at lower ground floor level, including a green roof, excavation to creation of a new lightwell and courtyard with associated spiral staircase at lower ground floor level, installation of a new projecting bay window at ground floor and lower ground floor levels following the removal of existing window openings at ground floor level, creation of a raised terraced area at ground floor level and works to the existing front boundary in connection with existing residential flat (class C3) - Granted subject to legal agreement - 17/09/2013.

2016/6491/P - Erection of single storey extension at lower ground floor level, including a green roof, excavation to creation of a new lightwell and courtyard with associated spiral staircase, installation of a new projecting bay window at ground floor and lower ground floor levels following the removal of existing window openings, creation of a raised terraced area at ground floor level and works to the boundary in connection with existing residential flat (class C3) - Withdrawn - 19/01/2017

Relevant policies

Camden Local Plan 2017

C5 Safety and security
A1 Managing the impact of development
A3 Biodiversity
A4 Noise and vibration
D1 Design
D2 Heritage
CC3 Water and flooding
T1 Prioritising walking, cycling and public transport

Camden Planning guidance

CPG 1 Design (2015)
CPG 3 Sustainability (2015)
CPG 6 Amenity (2011)
CPG 7 Transport (2011)

Hampstead Conservation Area Statement 2001

Assessment

1. Proposal:

- 1.1 This application proposes the erection of single storey extension at lower ground floor level, installation of a new projecting bay window at ground floor and lower ground floor levels, installation of spiral staircase access from ground to lower ground levels and works to the boundary in connection with existing residential flat (class C3).
- 1.2 The application is a resubmission of a former permission from 2013 reference 2013/2030/P dated 17/09/2013; **however, the excavation/basement development from that former permission has been removed from this application.**
- 1.3 This property has an existing lower ground floor lightwell to the rear. The proposed bay window extension would extend into this area to a depth of 1 m at lower ground floor level within the lightwell and at ground floor level above. This extension would have a width of 3.4 m at lower ground floor level and would adjoin the single storey lower ground floor extension, which would replace the existing refuse storage building on the south-western side of the rear lightwell (see paragraph 1.4 below). It would have a width of 4.8 m at upper ground floor level, extending outside the lightwell area adjacent to the south-western boundary with Well Walk Passage. The extension would have a height of 2.9 m at lower ground level and 3.35 m at upper ground floor level (6.2 m height in total). The extension would be finished in white render with grey aluminium windows and sliding doors. The upper ground floor side elevation adjacent to no. 17 Well Walk would be chamfered and the window in this position would be obscure glazed. The main upper ground floor rear elevation would also include a Juliet balcony. This extension would involve no excavation of land in the lightwell area and the existing boundary wall with no. 17 and retaining walls would be retained. The bay window extension would match the scale and design as previously approved in application ref: 2013/2030/P, however the previously proposed extension into the raised lightwell area involving excavation of land has been removed from this scheme.
- 1.4 The application also proposes a single storey rear extension at lower ground floor level. This extension would replace the existing brick-built bin store building located on the south western side of the lower ground floor lightwell, below the access to the garden in the south western side of the site adjacent to Well Walk Passage. This extension would extend to a depth of 2.8 m, width of 1.7 m and height of 3 m. This extension would replace the existing bin storage building in this location and this development involves no excavation of land or changes to the existing retaining walls within the garden and adjacent to Well Walk Passage. The extension would accommodate a lower ground floor en-suite toilet and would have a render finish with a high-level aluminium framed window. The application also proposed a metal spiral staircase adjacent to this extension to provide access from lower ground floor level to upper ground floor (garden) level. This lower ground floor extension and spiral staircase would be similar to previously approved the main difference being a marginal increase in width compared to application ref: 2013/2030/P.
- 1.5 The application proposes some works to and adjacent to the boundary in the south western part of the rear garden adjacent to Well Walk Passage. The lower ground floor extension in the south western part of the lightwell would raise the finished level of the garden patio at upper floor level by 0.36m. This would better align with the existing adjacent garden level. A replacement close boarded timber fence is proposed on the side boundary following the slope of Well Walk Passage with a height between 2 m – 1.6 m. These works also propose a repositioned timber pedestrian gate and gas meter enclosure with timber door in the side boundary. On the garden side of the boundary, the works also propose two small/low level timber storage enclosures and a timber boarded refuse storage area.

2.0 Impact on the character and appearance of the host building and conservation area:

- 2.1 Camden Local Policies D1 and D2 are relevant to the design and visual impact of the extensions. Policy D1 states that the Council will seek to secure high quality design in development including development which respects local character, preserves and enhances the historic environment and comprises details and materials which are high quality and which complement local character. Policy D2 states that the Council will require development in conservation areas to preserve or enhance the character and appearance of the area.
- 2.2 Camden Planning Guidance 1 (Design) states that rear extensions should be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and should respect and preserve the original design and proportions of the building, including its architectural period and style. Materials should be chosen that are sympathetic to the existing building wherever possible.
- 2.3 The Hampstead Conservation Area Statement refers to the properties on this section of Well Walk as 1880s substantial red brick houses. The property is identified as making a positive contribution to the conservation area.
- 2.4 The proposed lower ground floor and upper ground floor bay window extension would match the previously approved bay window extension in application ref 2013/2030/P. That application was approved under the Camden Core Strategy and Development Policies 2010, which have now been superseded by the Camden Local Plan 2017. However, the design policies in the new Local Plan are similar to the design policies in the former development plan and therefore the former permission and other guidance such as the Hampstead Conservation Area Statement remains in force, therefore the former permission is given weight in the determination of this application.
- 2.5 In relation to the scale and layout of the proposed extensions. The proposed bay window extension would be confined to the lower ground and ground floor of this four-storey building with a depth of 1 m and would not extend the full width of the site at upper ground floor level. It is therefore considered that the extension would be adequately subordinate to the existing building. The replacement timber fencing and existing trees on the side boundary would partially screen the upper ground floor bay window extension from views from Well Walk Passage. The lower ground floor lightwell extension would be built in-place of the existing bin storage building in the south western side of the lightwell and would be a small subordinate extension. The lower ground floor extension would also not be visible from the wider public realm although it would be visible from the rear windows on the adjoining building at no. 17 Well Walk.
- 2.6 In relation to the design and materials to be used for the proposed extensions. The bay window extension would have contemporary elements including the asymmetrical form with a chamfered side elevation on its north east side, the mono-pitched projecting rooflight and aluminium framed glazed doors and white render finish. However, the design and form of the extension is considered to complement the rear elevation of this property, which as set out above would also be partially screened from Well Walk Passage by the replacement fencing and existing trees. The proposal to construct the new extensions in white render is considered to acceptable as the existing rear walls at rear lower ground and ground floor levels have a combination of red brickwork and white render finishes.
- 2.7 The proposed metal staircase and railings, Juliet balcony, timber fencing and timber garden structures would all have a suitable design, which would be commensurate with the character and appearance of the site and wider area. The spiral staircase and replacement fencing were included in the former permission ref: 2013/2030/P.
- 2.8 As the site is located in the Hampstead Conservation Area, details of materials and finishes for the extensions, boundary works and hard surfaces will be required by planning condition.
- 2.9 Overall, given that the proposal would be subservient to the host building, would not be highly visible from the wider public realm and would have a design and materials, which would complement the existing building, it is considered that it would preserve the character and

appearance of this part of the conservation area. The proposed lower ground floor and upper ground floor bay window extension would also match the previously approved bay window extension in 2013/2030/P.

3.0 Amenity:

- 3.1 Camden Local Plan Policy A1 states that the Council will seek to protect the quality of life of occupiers and neighbours and will grant permission unless this causes unacceptable harm to amenity. The Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors we will consider include: visual privacy, outlook; sunlight, daylight and overshadowing; impacts of the construction phase; noise and vibration levels; odour, fumes and dust and impact upon water and wastewater infrastructure. This policy also states that the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011).

Outlook, Privacy & Light

- 3.2 The rear building line of the neighbouring property at 17 Well Walk and is set 0.75 m behind the rear building line at no. 15. The proposed upper ground floor bay window extension would also be set slightly off the boundary with no. 17 with a chamfered side elevation. It would also be a small extension with a depth of only 1 m. The boundary wall between 15/17 Well Walk has a height of 4.3 m (from lower ground level), for a depth of 0.5 m adjacent to the extension, dropping to a height of 3.5 m. The extension would therefore only project by initially 1.6 m and then 2.4 m above the boundary fence with no. 17. Considering this relationship, it is considered that the development would cause no loss of outlook for the residents at no. 17 Well Walk.
- 3.3 The chamfered side elevation window would be obscure glazed and fixed shut, which would be secured by planning condition. The main rear windows of the extension would be clear glazed, however these would not overlook no.17 and the balcony would have a Juliet design with no external platform. Considering this relationship, it is considered that there would be no loss of privacy for the residents at no. 17 Well Walk.
- 3.4 The proposed bay window extension would be a shallow extension to the subject property with a depth of 1m only and a siting that would be slightly set-off the side boundary with a chamfered side elevation. The extension would not intercept the 45-degree angles in relation to the neighbours upper ground floor window at no. 17. The lower ground floor rear windows at no.17 are positioned deeper into the garden than the proposed extension at no. 15 lower ground floor rear extension. Considering this relationship, it is considered that the development would not materially affect neighbouring properties in terms of loss of light. The rear elevation of no. 17 faces north west and only has a small western aspect providing some sunlight in the afternoon/evening. However, considering the small size of the proposed extension and the chamfered corner it is again considered that the development would not materially impact on neighbouring properties in terms of loss of sunlight. The overshadowing study submitted with the former application was resubmitted with this application. This document was not required with this application and is therefore supporting information only. Nevertheless, it supports the Council's view that the level of sunlight would not be affected by the proposed development.

Construction

- 3.5 Policy A1 states that disturbance from development can occur during the construction phase and measures will be required to reduce the impact of demolition, excavation and construction works which should be outlined in a Construction Management Plan.
- 3.6 The site is accessed from Well Walk Passage, which is a narrow sloped pedestrianised route linking Well Walk with Well Road. The pavement in front of the site on Well Walk is also raised from the road with a grassed highway verge and metal fencing. The Grade II listed Chalybeate well and drinking fountain flanked by steps is also located adjacent to the access to Well Walk Passage from Well Walk. There are also trees located in the rear garden of the site, which need to

be protected during construction. In order to ensure that the surrounding neighbours are not adversely affected by vehicular traffic, noise, dust or other disturbance during the construction phase, a Construction Management Plan is proposed to be secured via a S106 legal agreement. This construction management plan would also deal with construction noise and dust issues.

Drainage

3.7 Policy CC3 Water and flooding states that the Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. The Council will require development to avoid harm to the water environment.

3.8 It is acknowledged that this site is located in an area of subterranean groundwater flow constraints; however, the development would involve no excavation of land or alterations to retaining walls (the basement aspects of the former permission have been removed from this application). The development proposes small lower and upper ground floor extensions and works to the side boundary with Well Walk Passage only and would not increase the level of hard surfacing on this site. It is therefore considered that the development would have no material impact in terms of water or flooding.

4.0 Trees

4.0 Policy A3 (Biodiversity) states that the Council will protect, and seek to secure additional, trees and vegetation. We will resist the loss of trees and vegetation of significant amenity value including proposals which may threaten the continued wellbeing of such trees and vegetation; require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;

4.1 The proposal is considered to be acceptable from a tree and landscaping perspective. The updated tree report has demonstrated that it is possible to implement the proposal without affecting existing trees at the site as the root protection area has been restricted by the existing retaining wall. Details of tree protection measures during construction will be required by planning condition.

5.0 Conclusion

5.1 This application proposes lower ground floor extensions in the rear lightwell and upper ground floor bay window extension, works to the boundary and some small timber garden structures. It is a resubmission of a former permission from 2013 reference 2013/2030/P dated 17/09/2013 with the former basement aspects removed. The extensions would be subservient to the host building, would not be highly visible from the wider public realm and would have a design and materials, which would complement the existing building; it is considered that the proposal would serve to preserve the character and appearance of this part of the conservation area. Details of materials will be secured by planning condition. The proposed bay window extension would be a shallow extension to the subject property with a depth of 1 m only and a siting that would be slightly set-off the side boundary with a chamfered side elevation containing an obscure glazed/fixed shut window. Considering this relationship, it is considered that the development would cause no material loss of outlook, privacy or light for neighbouring residents. A construction management plan would be secured by s.106 agreement. The development now involves no basement excavation and would not increase the level of hard surfacing therefore there would be no drainage impact. The development would also result in no impact on trees on the site and details of tree protection will be secured by planning condition.

Recommendation: Grant conditional permission subject to a S106 agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th September 2017 , nominated members will advise whether they consider this application

should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Francis Birch
11 North Hill Avenue
Highgate
London
N6 4RJ

Application Ref: **2017/3214/P**

20 September 2017

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Flat A
15 Well Walk
London
NW3 1BY**

Proposal:

Erection of single storey extension at lower ground floor level, installation of a new projecting bay window at ground floor and lower ground floor levels, installation of spiral staircase access from ground to lower ground levels and works to the boundary in connection with existing residential flat (class C3)

Drawing Nos: OS Location plan (no number), 001 rev D01, 004 rev D01, 1009 rev D03, 1010 rev D03, 1011 rev D03, 1013 rev D01, SK01 rev D01, SK02 rev D01, BS 5837:2012 Tree Survey & Arboricultural Impact 2017.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 OS Location plan (no number), 001 rev D01, 004 rev D01, 1009 rev D03, 1010 rev D03, 1011 rev D03, 1013 rev D01, SK01 rev D01, SK02 rev D01, BS 5837:2012 Tree Survey & Arboricultural Impact 2017.

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

- 3 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 design, demolition and construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017

- 5 The splayed window located on the east side of the bay window hereby approved shall be permanently obscure glazed and fixed shut and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 The roof of the lower ground floor extension hereby approved, shall not be used as a terrace or sitting out area. Access to the roof shall be for the purposes of maintenance only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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.

Yours faithfully

Supporting Communities Directorate