

Mr Ben Stonebridge
HGH Planning
45 Welbeck Street
London W1G 8DZ

Application Ref: **2017/4156/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

21 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Athlone House
Hampstead Lane
London N6 4RU

Proposal:

Variation of condition 2 (approved plans) of planning permission dated 9.9.16 ref 2016/3587/P (for Restoration and extension of Athlone House for use as a 6 bedroom single dwelling house; creation of new vehicular/pedestrian entrance from Hampstead Lane and associated part demolition of boundary wall; refurbishment and extension of Caen Cottage and refurbishment of the Gate House, both to be used as ancillary residential accommodation; erection of a summer house on disused tennis court within the grounds; and associated landscaping works and restoration of historic garden)- namely to allow minor rewording of all conditions (except nos 3, 4, 5, 6, 7, 8, 10, 11, 18, 20); variation of conditions 27, 28 and 29 relating to energy and sustainability matters; minor amendments to basement and ground floor layouts including erection of a new secondary porch and new plant enclosures on the north side.

Drawing Nos: Planning statement by Savills dated May 2016; Design and Access Statement by SHH dated 23.6.16; Heritage statement by Mervyn Miller dated June 2016; Historical landscape appraisal by CBA dated June 2016; Tree quality survey report by CBA dated June 2016; Tree survey form by CBA rev A dated 22.7.16; Ecology Statement by CBA dated June 2016; plans by CBA refs 725/01, 02, 03, 04, 05, 07, 08, 09; plans by JFA



refs 9135-01, 03; Landscape and Visual Impact assessment by JFA dated June 2016, plus Appendix 1 by SHH; Construction Sequence methodology by HRW dated 16.6.16; Engineering Services and energy report by SWP Issue 2 dated July 2016; BREEAM Domestic Refurbishment Pre-assessment report by Price and Myers revised version 1 dated 26.7.16; Basement Impact Assessment by GEA dated June 2016; Flood risk assessment by Infrastruct dated April 2016; Drainage strategy plan by HRW ref DR-50-P05; CDM Pre-construction information by Approved Inspector Services; Structural Inspection by Mann Williams dated May 2016; Structural Interventions report by HRW dated June 2016; Structural drawings by HRW; Construction Management Plan by Walter Lilly revision 3 dated July 2016; Transport statement by Motion dated 21.6.16; Noise survey by Hann Tucker dated 18.3.16;

(817) 001, 002, 003, 010, 010a, 011, 011a, 012, 012a, 013, 013a, 014, 014a, 015, 015a, 016, 023, 024-PL02, 025-PL03, 026-PL02, 027, 028, 200, 201, 202, 203, 211, 221, 230, 240, 250, 300, 301, 302, 303, 311, 312, 700 (all suffix -PL01 unless otherwise stated); Pre-commencement conditions schedule, cover letter from hgh dated 19.7.17; (817) 020, 021, 022, 210, 212, 213, 310, 313, 314 (all suffix -PL02).

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 the original planning permission ref 2016/3587/P dated 09/09/2016.

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- (817) 001, 002, 003, 010, 010a, 011, 011a, 012, 012a, 013, 013a, 014, 014a, 015, 015a, 016, 023, 024-PL02, 025-PL03, 026-PL02, 027, 028, 200, 201, 202, 203, 211, 221, 230, 240, 250, 300, 301, 302, 303, 311, 312, 700 (all suffix -PL01 unless otherwise stated); Pre-commencement conditions schedule, cover letter from hgh dated 19.7.17; (817) 020, 021, 022, 210, 212, 213, 310, 313, 314 (all suffix -PL02); Planning statement by Savills dated May 2016; Design and Access Statement by SHH dated 23.6.16; Heritage statement by Mervyn Miller dated June 2016; Historical landscape appraisal by CBA dated June 2016; Tree quality survey report by CBA dated June 2016; Tree survey form by CBA rev A dated 22.7.16; Ecology Statement by CBA dated June 2016; plans by CBA refs 725/01, 02, 03, 04, 05, 07, 08, 09; plans by JFA refs 9135-01, 03; Landscape and Visual Impact assessment by JFA dated June 2016, plus Appendix 1 by SHH; Construction Sequence methodology by HRW dated 16.6.16; Engineering Services and energy report by SWP Issue 2 dated July 2016; BREEAM Domestic Refurbishment Pre-assessment report by Price and Myers revised version 1 dated 26.7.16; Basement Impact Assessment by GEA dated June 2016; Flood risk assessment by Infrastruct dated April 2016; Drainage strategy plan by HRW ref DR-50-P05; CDM Pre-construction information by Approved Inspector Services; Structural Inspection by Mann Williams dated May 2016; Structural Interventions report by HRW dated June

2016; Structural drawings by HRW; Construction Management Plan by Walter Lilly revision 3 dated July 2016; Transport statement by Motion dated 21.6.16; Noise survey by Hann Tucker dated 18.3.16;

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

- 3 Detailed drawings, and/or samples of materials as appropriate, in respect of the following for all 3 houses and new pavilion, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- (a) Plan, elevation and section drawings of all new external doors at a scale of 1:10;
 - (b) Plan, elevation and section drawings, including jambs, heads and cills, of all new window and external doors openings at a scale of 1:10;
 - (c) Plan, elevation and section drawings of all new windows at a scale of 1:10;
 - (d) Detailed drawings of all architectural details, including the following, at a scale of 1:5-
 - i) balustrading, ii) crenellations, iii) finials, iv) reconstructed chimneys, v) any other mouldings or decorative architectural features (including replacement of existing details and reinstatement of lost features).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Sample panels showing the following materials shall be provided on site and approved in writing by the Council before the relevant part of the works are commenced and the development shall be carried out in accordance with the approved sample. The samples should be retained on site until the work has been completed-
- (a) brickwork, demonstrating the colour and texture of any new bricks or those used for repair, the proposed bond and the colour and style of pointing;
 - (b) stonework, demonstrating its colour and texture, as well as jointing details and the colour and style of pointing;
 - (c) roof tiles and/or ridge tiles.

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.

- 5 Details of any lights, meter boxes, flues, vents or pipes, air conditioning equipment, telecommunications equipment, alarm boxes and television aerials, to be fixed or installed on the external face of the buildings, shall be submitted to and approved in writing by the Council before the respective fittings are installed. The relevant installations shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 Details of the proposed entrance to Hampstead Lane, including bricks, bond, colour and texture of mortar and pointing style, and details of stone dressings, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 7 Details of all new railings and gates, including the new vehicular entrance on Hampstead Lane, at a scale of 1:10 denoting the colour, finish and materials, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 8 A method statement for the cleaning of any brickwork and retained stone detailing, demonstrating the methods and materials to be employed, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

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.

- 9 Details 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) Notwithstanding the details shown on the plans hereby approved, full details of all hard and soft landscaping, to include revised tree species adjoining the new vehicular entrance on Hampstead Lane, details of appropriate tree planting and management along the boundary with Caenwood Court flats, and details of any proposed earthworks including grading, mounding and other changes in ground levels.

- b) full details of how the restoration of the historic landscape will be conducted. The scheme shall set out how the Pulhamite features, the Milner Folly, the bridge, the lake and the historic path network will be restored and managed. The restoration scheme shall also include a phasing plan, to show how the restoration works will be completed within two years of the commencement of said works.

- c) full details of ecological enhancements as set out in the Ecology Statement by CBA hereby approved, including methods for the establishment of c0.05ha new

acid grassland and c0.04ha wildflower grassland, woodland restoration and the retention of standing deadwood, provision of refugia (e.g. grass piles, log piles), creation of an orchard, improvements to the pond, and native planting.

Prior to first occupation of the main house, a landscape management plan for a minimum period of 10 years post-occupation shall be submitted to and approved in writing by the Council.

Reason: To ensure that the development achieves a high quality of landscaping, preserves the heritage value of the landscape, and conserves and enhances wildlife habitats, in accordance with the requirements of policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 All hard and soft landscaping works, historic landscape and wildlife enhancement works shall be carried out in accordance with the approved details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or 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 no 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 satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 11 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 during construction in accordance with guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction", and in accordance with the Tree quality survey reports by CBA hereby approved.

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 A3 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of development (excluding demolition and site preparation works), a wildlife conservation management plan shall be submitted to and approved by the Council. This should provide detail on precautionary methods for the protection of habitats and species during construction and in the intervening period between construction and occupation. They shall include all related recommendations for habitat and species protection as set out in the Ecology Statement by CBA hereby approved, including provision of fencing to protect habitats during construction, methods to protect the acid grassland specifically, methods to protect reptiles and amphibians, and other habitats during construction. This condition may be discharged in phases, subject to agreement.

Reason: In order to conserve and enhance wildlife habitats and biodiversity within the development, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 13 Prior to first occupation of the main house, a wildlife landscape management plan shall be submitted to and approved by the Council. This should include a set of principles for management to maintain and enhance the wildlife features of the site and to retain the Nature Conservation Importance (SNCI) designation of the site. The plan should be for a minimum period of 10 years post-occupation and should include the commissioning of an annual biodiversity survey to be completed by a suitably qualified ecologist in order to inform adaptive conservation management.

Reason: In order to conserve and enhance wildlife habitats and biodiversity within the development, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 14 Prior to commencement of development on any part of the site (excluding demolition and site preparation works), detailed designs should be submitted to and approved by the Council, providing specific detail for that part of the site to show how:
- a) the extent of works will limit the impacts on the acid grassland on the bank to the west of the main building;
 - b) services for the pavilion will be located to avoid impacts on acid grassland, woodland and the pond;
 - c) access for bats to the loft of the renovated building will be retained.

Reason: In order to conserve and enhance wildlife habitats and biodiversity within the development, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 15 Details of at least 5 bird and at least 3 bat boxes or bricks, including locations and types and indication of species to be accommodated, shall be submitted to and approved in writing by the Council prior to any new superstructure works commencing on site. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 16 a) Prior to commencement of development on any part of the site, full details of a temporary lighting strategy for that part of the site shall be submitted to and agreed in writing by the Council. This shall include information about potential light spill onto buildings, trees, lines of vegetation and bat boxes. The lighting strategy should ensure no light spill outside of the site boundaries and should demonstrate how it seeks to minimise impact on bats by maintaining dark areas and corridors along boundary features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.
- b) Prior to first occupation of the main house, similar details for the permanent

lighting strategy shall be submitted to and agreed in writing by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To limit the impact of light pollution on local amenity and wildlife habitats, in accordance with the requirements of policies A1 and A3 of the London Borough of Camden Local Plan 2017.

- 17 Prior to the first occupation of the main house, a plan, showing details of the green roofs including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved in writing by the Council. The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 18 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 19 Prior to first occupation of the main house, details of the location, design and method of waste storage and removal including recycled materials shall be submitted to and approved by the Council in writing. The facility as approved shall be provided prior to the first occupation of any of the houses and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1, A4 and CC5 of the London Borough of Camden Local Plan 2017.

- 20 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 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 A1 and D1 of the London Borough of Camden Local Plan 2017.

- 21 At least 28 days before development commences on any part of the site:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas within that part of the site shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures if necessary shall be submitted to and approved by the local planning authority in writing.
- (c) Thereafter the remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation of any building on the part of the site concerned.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 22 Prior to commencement of development on any part of the site, a programme of archaeological investigation for that part of the site including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 23 Prior to first occupation of the main house, the entire car parking provision shall be provided in accordance with the approved drawings. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies A1 and T2 of the London Borough of Camden Local Plan 2017.

- 24 The development shall be implemented strictly in accordance with the details and measures contained in the Construction Management Plan by Walter Lilly (revision 3 dated July 2016) hereby approved, or any subsequent variation to this (to be approved in writing by the Local Planning Authority beforehand), which shall be maintained and complied with throughout the entire construction period.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity in accordance with the requirements of policies G1, A1 and T4 of the London Borough of Camden Local Plan 2017.

- 25 The basement excavation shall be implemented strictly in accordance with the details, measures and recommendations contained in the Basement Impact Assessment by GEA (dated June 2016) hereby approved, or any subsequent variation to this (to be approved in writing by the Local Planning Authority beforehand).

Reason: To safeguard the structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 26 Prior to commencement of development (excluding demolition and site preparation works), a Construction Employment and Skills Plan shall be submitted to and approved by the Council. The plan shall set out measures to incentivise the employment of Camden residents and procurement of local goods and supplies during the construction of the development hereby approved, and should include the following obligations in order to maximise the opportunities to local residents afforded by the development:

(a) The applicant should work to CITB benchmarks for local employment when recruiting for jobs;

(b) If the build costs of the scheme exceed £3 million, the applicant must recruit 1 construction apprentice per £3million of build costs;

(c) Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

The construction works shall not be carried out otherwise than in accordance with the plan thus approved.

Reason: To ensure the development contributes to the economic regeneration of the area in accordance with the requirements of policies G1 and E1 of the London Borough of Camden Local Plan 2017.

- 27 a) Notwithstanding the submitted details shown on the approved documents and prior to commencement of development (excluding demolition and site preparation works), a revised BREEAM Domestic Refurbishment Pre-Assessment shall be submitted to and approved by the Council. It shall achieve a BREEAM Domestic Refurbishment 'Excellent' and a minimum un-weighted credit score of 60% in each of the Energy and Water categories and 40% in the Materials Category.

b) Prior to first occupation of the main house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policies CC1, CC2 and CC3 of the London Borough

of Camden Local Plan 2017.

- 28 a) Notwithstanding the submitted details shown on the approved documents and prior to commencement of development (excluding demolition and site preparation works), an updated Energy Statement shall be submitted to and approved by the Council. As a minimum, the development shall achieve a 64.6% reduction in carbon dioxide emissions against the existing building baseline. The revised Energy Statement will include a PV feasibility study to demonstrate reasonable endeavours to target 9% through renewable technologies.

b) Prior to first occupation of the main house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 29 Prior to the first occupation of the main house, detailed plans showing the location and extent of the CHP (combined heat and power) to be installed in the basement shall be submitted to and approved by the Council. The measures shall include the installation of a meter to monitor the energy output from the approved CO2 reduction system. The CHP shall be installed in full accordance with the approved details and shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 30 a) Prior to first occupation of the main house, a maintenance plan demonstrating how the sustainable drainage system hereby approved (Flood risk assessment by Infrastructure dated April 2016 and Drainage strategy plan by HRW ref DR-50-P05) will be maintained shall be submitted to and approved in writing by the Council.

b) The sustainable drainage system hereby approved shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve greenfield run off rates (10.6 l/s). The system shall include permeable paving providing three levels of water quality management, 204m³ attenuation tank, rain gardens, swales to access road and water butts, as stated in the approved drawings.

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 CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 31 Prior to first occupation of the main house, evidence demonstrating that the approved sustainable drainage system has been implemented shall be submitted

to and approved by the Council. The measures shall be thereafter permanently 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 CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 32 The developer must apply for a European Protected Species Licence from Natural England due to planned modifications to a known bat roost. Evidence that the Licence has been granted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works affecting the said bat roost.

Reason: In order to conserve wildlife habitats within the development, to ensure compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 and in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 33 If more than 1 year passes between the most recent species surveys for bats and the commencement of demolition and/or tree works, updated surveys of the relevant part(s) of the site must be undertaken by a licensed ecologist. The results will be required for the European Protected Species License application as agreed by Natural England. Evidence that such surveys have been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such demolition and/or tree works, and result of surveys submitted directly to Greenspace Information for Greater London (GiGL).

Reason: In order to conserve wildlife habitats within the development, to ensure compliance with the compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 and in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that the London Borough of Haringey as highway authority for Hampstead Lane should be consulted regarding the construction of the new vehicular entrance and crossover and any other work to the public highway. No such works should be carried out without their formal agreement.
- 2 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).
- 3 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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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.

- 4 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 5 With regard to condition 21 above, the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.
- 6 With regard to condition 9 above, you are advised that the submission of revised landscape plans should show alternative tree species adjoining the new entrance on Hampstead Lane that are more appropriate to the streetscene and alternative tree species along the boundary with Caenwood Court that are able to tolerate regular pruning above 10m height.
- 7 With regard to condition 26 above, you are advised that more advice can be sought from the Council's CPG8, section 8, particularly para 8.28 relating to CITB benchmarks and para 8.17 relating to construction apprentices.
- 8 The mitigation measures specified in the approved Ecological Appraisal (June 2016) sections 5.37-5.45 shall be implemented throughout the works, to include:
 - a) prior to works commencing, a suitable bat box should be put on a nearby tree;
 - b) A watching brief will be performed by a licenced bat worker;
 - c) Work to the roof of the main building, folly, Gate House and Caenwood Cottage will take a precautionary soft-strip approach and timed to avoid the winter hibernation season (November to February);
 - d) Any bats found will be decanted to bat boxes by a licenced bat worker;
 - e) If felt is to be used, only that recommended by the Bat Conservation Trust will be installed.

- 9 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest. Leaf/brush/log piles should be dismantled outside the winter period to avoid disturbing hibernating hedgehogs.
- 10 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.
- 11 All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted.
- 12 The approved Ecological Appraisal (June 2016) identified the presence of Japanese knotweed, snowberry, buddleia, false acacia and Rhododendron ponticum which are listed by the London Invasive Species Initiative as species of concern. These should be removed where possible and care should be taken to ensure that these species do not spread beyond the site during vegetation works.
- 13 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £154,100 (3082sqm x £50) for the Mayor's CIL and £1,541,000 (3082sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 14 Reason for granting permission-

The amendments to the basement are considered to be relatively minor in scope and size- these involve deepening the approved basement floor by approximately 300mm, removing a redundant area of basement, adding a new basement plant room as infill between the 2 existing and approved basements, adding a small extension for a plunge pool, and adding a service trench under the main house. They are all within the footprints of the existing house and approved pool extension and will not be visible externally. They will not affect land stability, groundwater or surface water conditions, due to the context and location of the site. The approved Basement Impact Assessment noted that the water table was significantly below

the proposed basement and that the building was significantly away from neighbouring buildings; the Council's review of this BIA previously concurred that the proposed basement would not create any harmful impact to local conditions. It is considered that these minor adjustments in depth, layout and footprint will not result in any further harmful impacts to hydrogeology or land stability.

The amendments to the ground floor involve a porch to the recessed secondary entrance and 3 new low structures for plant adjoining the pool extension. These are all minor and considered acceptable in design, size and location. They will have minimal impact on the appearance of the house and, due to the secluded context of the house, will not be visible from the street or wider landscape. They will not harm the character and appearance of the conservation area. The additional plant enclosures will not have any harmful impact on noise due to the considerable distance away from neighbouring residents.

Minor amendments to the internal layout of basement, ground and 1st floors will have no impact on the external appearance or function of the house.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The proposed rewordings of most of the conditions, notably the pre-commencement ones, are intended to allow a phased implementation of the works, to enable site preparation and enabling works to start on site, and to clarify the precise wording of certain conditions. These are all considered acceptable and do not alter the main aims and objectives of the conditions. The revised wording for the energy and sustainability conditions is a result of more recent updates to the proposed energy strategy for the house, with an emphasis now on using CHP rather than PV panels. These reworded conditions have been agreed as acceptable by the Council's sustainability officer and will continue to aim to meet current targets for sustainability and renewable energy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

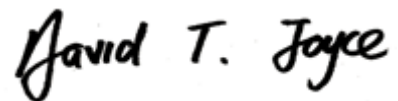
As such, the proposed development is in general accordance with policies G1, A1, A2, A3, A4, A5, D1, D2, E1, T2, T4, CC1, CC2, CC3, CC4 and CC5 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning