

Mr John Broderick  
JPB ARCHITECTS  
Cedar House,  
Vine Lane  
Hillingdon  
Uxbridge  
Middlesex  
UB10 0NF

Application Ref: **2017/4356/P**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

31 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**2 A Pilgrim's Lane**  
**London**  
**NW3 1SL**

#### Proposal:

Demolition and rebuilding of part of the boundary wall fronting Pilgrims Lane and remedial works to wall of 2A facing Rosslyn Hill; repairs and remedial works to the flank elevations of 2A and remedial works to provide tanking to kitchen area at lower ground floor all in connection with single dwelling (Class C3).

Drawing Nos: Supporting Statement (28.07.17); 120 revP1 - Block Plan; 101 revP1 - Site Location Plan; 122 revP1 - Side Elevations;

121 revP1 - Side Elevations; Structural Engineers Report 7078/WB/B (20/06/2016); Survey Report for Structural Timber Refresh (17/07/2017); 150 P1 Proposed Wall detailing - 25th Aug 17; Letter from Architect 10679/RP/170825/JPB 25.08.17

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

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

Supporting Statement (28.07.17); 120 revP1 - Block Plan; 101 revP1 - Site Location Plan; 122 revP1 - Side Elevations; 121 revP1 - Side Elevations; Structural Engineers Report 7078/WB/B (20/06/2016); Survey Report for Structural Timber Refresh (17/07/2017); 150 P1 Proposed Wall detailing - 25th Aug 17; Letter from Architect 10679/RP/170825/JPB 25.08.17

Reason:

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

Informative(s):

- 1 Reasons for granting permission [Delegated]:

The site is a grade II listed building and sits within the Hampstead Conservation Area. The proposal includes demolition and rebuilding of section of the boundary wall which sits upon Pilgrims Lane and for the repairs and re-rendering to the elevations. The works are required to the wall due to its existing leaning state which has resulted from tree roots undermining its construction. The rendering follows repairs and to eradicate water ingress in to the building. Overall, the proposed rebuilding and rendering would have a satisfactory appearance and would not have a harmful impact on the character or appearance of the existing grade II listed building, the wider site and the character of the conservation area.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Historic England were consulted, and replied with concern about a lack of detail survey and specification; further information having been provided by the applicant, they further replied to confirm satisfaction with the principal of the works supported by the additional submissions. Since the site is Grade II listed, no endorsement by the Secretary of State was required.

Special regard has been attached to the desirability of preserving the listed building

and any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 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 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late

payment. Payments will also be subject to indexation in line with the construction costs index.

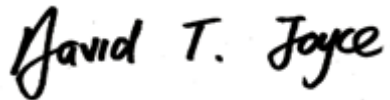
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning