

Mr Kenneth Lynch
Kenneth Lynch Architectural Design
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Sydenham Court
18 Kingsborough Gardens
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G12 9QD

Application Ref: **2017/4298/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
22 Hillfield Road
London
NW6 1PZ

Proposal:

Variation of condition 3 (approved plans) associated with planning permission 2014/3266/P dated 30/04/2015 (for Erection of 2 storey 2 bed dwellinghouse in rear garden area), namely, to provide access walkway from 22 Hillfield Road to Mill Lane under new house, with associated reduced footprint and altered fenestration of the dwelling, installation of new gate on Mill Lane and new external staircase to the rear garden.

Drawing Nos: Superseded Plans: PL 001, PL 002-A, PL 003, PL 004, PL 005, PL 006, PL 007.

Replacement Plans: PL001-A, PL002-B, PL003, PL004-A, PL005-A, PL006-A, PL007-A, Design & Access Statement dated 4th August 2017.

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 2014/3266/P dated 30/04/2015.

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

- 2 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 (including jambs, head and cill), ventilation grilles, 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 policy D1 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- PL001-A, PL002-B, PL003, PL004-A, PL005-A, PL006-A, PL007-A, Design & Access Statement dated 4th August 2017, Lifetime Homes Compliance statement, Code for sustainable homes pre-assessment report, Daylight & Sunlight assessment, Tree protection plan.

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

- 4 Prior to the commencement of any works on site, a method statement detailing 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 method statement.

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.

- 5 Before the development commences, details of a secure and covered cycle storage area for 1 cycle shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 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 D1 and A1 of London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is to create a new entrance and passage under the new dwelling for means of access between the host building's rear garden and Mill Lane.

The ground floor floorspace would be reduced by approximately 6.3sqm but the reduced floorspace would still be acceptable for a 2-storey dwelling in accordance with the national housing standards. The revised fenestration on ground floor and new timber pedestrian gate on the highway are appropriate and acceptable in design terms.

It is considered the proposed means of access, which effectively replaces the existing access through the garden, would not harm amenity to the neighbouring properties or that of future occupiers here and would not harm highway conditions.

The full impact of the proposed development has already been assessed in relation to other aspects of the scheme by virtue of planning permission 2014/3266/P dated 30/04/2015.

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 A1, D1, and D2 of the London Borough of Camden Local Plan 2017, policies in the London Plan 2016, and relevant paragraphs of the National 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).

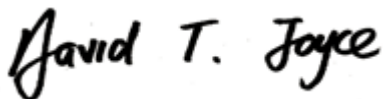
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £3200 (64sqm x £50). 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 Additional Information Requirement Form or other changing circumstances.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning