

Shadi Joseph
33 Belsize Lane
London
NW3 4SL

Application Ref: **2017/0605/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 6750

16 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Flat 1-2
63-65 Haverstock Hill
London
NW3 4SL

Proposal:

Erection of single storey ground floor rear extensions and two front porch extensions, and a bicycle store enclosure at ground floor level, external alterations and regrading of the rear garden in association with conversion of ground and first floor maisonette into 2 x 3 bedroom flats.

Drawing Nos: Site Location Plan, Existing

Ground

Floor

Plan 01-1, Existing

First

Floor

Plan 02-1, Existing

Front

and

Rear

Façade 21-1, Existing

Section



A 11-1, Existing
 Section
 B 12-1, Existing
 Section
 C 13-1,
 Proposed
 Side
 Elevation 22-1, Proposed
 Ground
 Floor
 Plan 01-1, Proposed
 First
 Floor
 Plan 02-1, Proposed
 Front
 and
 Rear
 Elevations 21-1, Proposed
 Section
 A 11-2, Proposed
 Section
 B 12-1, Proposed
 Section
 C 13-1, Existing
 and
 Proposed Site Plans -2.

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 of the Camden Local Plan 2017.

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

Site Location Plan, Design & Access Statement, Existing
 Ground
 Floor
 Plan 01-1, Existing
 First
 Floor
 Plan 02-1, Existing
 Front
 and
 Rear
 Façade 21-1, Existing
 Section
 A 11-1, Existing
 Section
 B 12-1, Existing
 Section
 C 13-1,
 Proposed
 Side
 Elevation 22-1, Proposed
 Ground
 Floor
 Plan 01-1, Proposed
 First
 Floor
 Plan 02-1, Proposed
 Front
 and
 Rear
 Elevations 21-1, Proposed
 Section
 A 11-2, Proposed
 Section
 B 12-1, Proposed
 Section
 C 13-1, Existing
 and
 Proposed Site Plans -2.

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

- 4 The proposed two rooflights nearest the original rear wall of no. 63 shall be opaque glazed and maintained thereafter in perpetuity.

Reason: To prevent loss of amenity to the upper floor flats within no. 63 Haverstock Hill in accordance with policy A1 of the Camden Local Plan 2017.

- 5 Prior to the first occupation of the building a plan showing details of the green roof proposed for the rear extension at Flat 2 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 local planning authority. The green roof 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 A1, A3, CC1, D1 and D2 of the Camden Local Plan 2017.

- 6 Before the development commences, details of secure and covered cycle storage area for 4 cycles 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 any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies A1, T1 and T2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

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

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

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

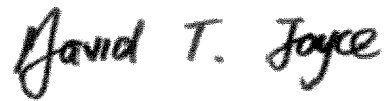
- 4 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 7 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

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