

Mrs Emma McBurney
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Application Ref: **2016/4476/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 4546

20 December 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:
19 Parliament Hill
London
NW3 2TA

Proposal:

Variation to condition 3 (approved plans) of planning permission 2015/0233/P dated 16/9/2015 (for the excavation of a single storey basement extension), namely to increase size of basement to the front of the house.

Drawing Nos: Superseded drawings: 023(P)003, 034(P)302.

Revised drawings PA2009 Rev00, A2200 Rev06, Further basement details letter dated 12/9/17 by MA engineers, Special Foundation Consent dated 24th February 2016 by The executors for the estate of the late Diana Mar O'Brien, party wall award pages by surveyors, Michael Alexander Consulting Engineers (document ref. P2957, dated July 2016), Ground Movement Assessment Report prepared by GEA (document ref. J14245A, dated July 2016.

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



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/0233/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

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

034 P 203; 034 P 204; 034 P 006; 034 P 201; 034 P 301; 034 P 202; 034 P 200; 034 P 005; 034 P 001; 034 P 300; 034 P 004; 034 P 002; PA2009 Rev00, A2200Rev06, Further basement details letter dated 12/9/17 by MA engineers, Special Foundation Consent dated 24th February 2016 by The executors for the estate of the late Diana Mar O'Brien, party wall award pages by surveyors, Michael Alexander Consulting Engineers (document ref. P2957, dated July 2016), Ground Movement Assessment Report prepared by GEA (document ref. J14245A, dated July 2016, Design and Access Statement; Basement Impact Assessment; Arboricultural Impact Assessment; Ground Movement Analysis; Surface Water Statement; Monitoring Specification .

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

- 2 All landscaping works granted under 2016/0151/P shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

Informative(s):

- 1 Reason for granting.

This minor material amendment is seeking to amend 2015/0233/P dated 16/9/2015 (for the excavation of a single storey basement extension), namely to increase size of basement to the front of the house by some 25 square metres floor area and still be below the footprint of the main house. The works to this building have now been completed.

Permission is sought to vary condition 3 (approved drawings) of the extant permission. It is noted that the principle of the development has been approved. The main issues to consider include the changes to the detailed design and its effect on the character and appearance of the building and conservation area, as well as any impacts on the residential amenities of neighbouring occupiers.

The proposed revisions are considered to continue to preserve the character and appearance of the building. It would not be visible from the public domain and would preserve the character and appearance of the building and the South Park Hill conservation area.

Campbell Reith were made aware that the planning application was retrospective, as basement construction works were already complete. On 12 September 2017, a letter from Michael Alexander was received confirming that works had been completed under the Party Wall Act to the satisfaction of the Party Wall Engineers, and detailed the actions of the supervising Engineer during the works. A revised BIA and further details were submitted and was concluded sound by Campbell Reith.

It is considered that the works would not have any impact on the amenity of neighbouring occupiers or properties.

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 (ERR) 2013.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were 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 Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

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

