

APCAR SMITH PLANNING

Chartered Town Planning Consultants

PLANNING APPEAL STATEMENT

**36 MILL LANE
LONDON
NW6 1NR**

LPA REF: 2017/4390/P

OUR REF: CA/3037

NOVEMBER 2017

Principal: Carolyn Apcar BA Hons. MRTPI

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Appendices

- A.** Birds Eye Photograph.
- B.** Planning permission Ref: 2017/2062/P – decision letter and approved plans.
- C.** Party Wall Award concerning 34 and 36 Mill Lane.
- D.** Planning permission Ref: 2016/2661/P – decision letter and approved plans.

1.00 Introduction

1.01 This Statement is submitted in support of an appeal against the decision of the London Borough of Camden to refuse planning permission for the erection of roof extensions to the main roof and the roof to the rear element of the building, addition to extend an existing flat at second floor level. As is discussed further as part of the planning history section of this Statement the Local Authority had previously granted planning permission for a roof extension to the main roof of the building; the only difference between that and the proposal for which permission was refused and to which this appeal relates is the proposed extension above the existing rear element of the building.

1.02 Planning permission was refused, under delegated powers, on 16 October 2017 for the following reason:

The proposed roof extension on top of the existing back addition, by reason of its location, bulk and size, would introduce a dominant and incongruous feature, which fails to respect the character and appearance of the subject property, and the wider terrace of which it forms part, contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan.

1.03 Given the wording of the reason for refusal it is clear that the only issue is whether the additional roof extension over the rear part of the property would fail to respect the character and appearance of the property and the wider terrace due to its location, bulk and size.

1.04 Section 2 of this Statement describes the appeal site and surrounding area. Relevant planning history is considered in Section 3. The planning policy background – at national strategic and local level, is considered in Section 4. This is followed by our appraisal of the planning merits in Section 5 and Conclusions in Section 6.

2.00 Site and Surroundings

- 2.01 36 Mill Lane is a centre terrace property comprising two elements. There is the main part of the building which fronts Mill Lane and, at the rear, occupying approximately two thirds of the width of the property, a rear “closet wing”. Such rear wings are typical of Victorian and Edwardian terraced and semi-detached properties and are characteristic of buildings in the area. Both elements of the building contain four floors of accommodation. The accommodation within the rear closet wing is at mezzanine level - between the main floors - and is half a storey lower when viewed externally than the main part of the building. Both elements of the building have flat roofs. The main part of the building has a raised parapet on its Mill Lane frontage. There is balustrading around the flat roof above the main part of the building. The balustrading at the front is recessed from the main front elevation. The main flat roof is utilised as external amenity space accessed through a roof light.
- 2.02 At ground floor level there is a retail unit. There is a separate street frontage entrance door leading to three residential units. There is a 2 bedroom split level unit at semi-basement level, also using the rear closet wing mezzanine level between ground and semi-basement levels. At first floor level is a 1 bedroom self-contained flat. There is a second 1 bedroom self-contained flat at second floor level. The proposals only affect the existing second floor flat changing it from a 1 bedroom unit to a 3 bedroom/4 person flat.
- 2.03 The application site is located on the southern side of Mill Lane. It is a centre terrace property with the terrace comprising No’s 32-42 (evens). No’s 32, 34 and 38 are similar to the appeal premises with a commercial unit at ground floor level and residential accommodation above and in the rear closet wing. They also have flat roofs to the rear of raised parapets on their main parts and flat roofs to their rear closet wings.
- 2.04 No’s 40/42 are a public house at ground floor level with ancillary accommodation at lower ground floor level and ancillary residential accommodation at first and second floor levels. This is at the junction with Ravenshaw Street, and differs from the rest of the terrace by having a pitched roof and with the second floor accommodation being partially within the roof space with dormer windows fronting Mill Lane.

As a result of a higher internal floor to ceiling heights at ground floor level and first floor levels, when compared with other properties in the terrace, sill levels to the windows at first and second floor level are higher than the sill levels of first and second floor windows in the remainder of the terrace.

- 2.05 There are a variety of alterations and extensions to the terrace including, on the rear closet wing of No.32, a prominently sited full height extension to provide access to the roof space with railings around the roof. This results in that element of No.32 currently being one storey higher than the rear element of No.36.
- 2.06 Attached at Appendix A is a Birds Eye Photograph taken from the south of the terrace. The appeal site is identified in this. The variety of rear closet wing extensions and other rear extensions can be seen on this. These include a full width rear extension at No.40, a variety of elements of extension at the rear of 42 including a first floor extension that is deeper than the rear closet wing extension at the appeal premises. At 38 the rear closet wing extension has had a further ground and semi-basement level extension projecting beyond this. It is only from an aerial photograph such as this that one is aware of the variety of rear extensions to the terrace. Nothing can be seen from Ravenshaw Street (to the east of the terrace) other than the flank elevation that forms the return frontage to Ravenshaw Street of No.42 Mill Lane. There are no public vantage points from the west of the terrace where there is a gated access road to private property.
- 2.07 Likewise there is no uniformity to the neighbouring terrace on Mill Lane to the east of Ravenshaw Street, with that terrace containing a number of different styles of properties with different roof forms – flats roofs, mansard roofs, crown roofs and butterfly roofs, together with pitched roofs with dormers. Properties in that terrace range from 2 to 4 storeys with their rear closet wing extensions being between 1 and 4 storeys high. Indeed a number of properties have rear closet wing extensions that sit just below the height of the main street frontage part of the building, sitting partially below the main roof height as is the case with 36 Mill Lane (both as it exists today and as proposed).
- 2.08 The surrounding area is very mixed in its nature. Immediately to the west of the terrace containing 36 Mill Lane is an extremely bulky part four/part 12 storey block of flats. The private access road to the west of the terrace referred to above leads to private parking in connection with these flats.

- 2.09 On the opposite side of Mill Lane there is no uniformity with there being a variety of 3 and 4 storey buildings of an entirely different character to the terrace containing the appeal premises.
- 2.10 The appeal site is not within or in proximity to a Conservation Area. Neither are there any listed buildings in the vicinity of the site.

3.00 Planning History

- 3.01 In 2004 planning permission was granted for the change of use of the existing ground floor shop from Class A1 to Class A2 (financial and professional services) – LA Ref: 2004/2450/P. More recently, and of particular relevance to the appeal, is planning permission Ref: 2017/2062/P which was for the erection of a mansard roof extension above the main part of the building, to provide an extension as part of the second floor flat at the appeal site. We attach at Appendix B a copy of the planning permission and the approved proposed plans. As can be seen this permission converted the existing 1 bedroom flat to a 2 bedroom duplex of 81.7sqm. It incorporated a mansard roof form above the main part of the building with two dormer windows to both the front and rear elevations. At the front of the building the mansard can be seen to be set just to the rear of the existing raised parapet wall.
- 3.02 Of relevance to the appeal is the clear intention of the owner of the adjacent property, 34 Mill Lane, to construct an additional floor above that property. Whilst there is no planning application yet showing on the Local Authority's website the Appellant, as the freehold owner of No.36, has been served with a Party Wall Notice on behalf of the owner of No.34 which makes clear this intention. A copy of that Party Wall Notice is included at Appendix C. Given the extant planning permission for No.36 the Council are unlikely to have any concerns with the intended application for No.34.
- 3.03 Also of relevance to the proposals is an extant planning permission for 40/42 Mill Lane – Ref: 2016/2661/P. We attached at Appendix D a copy of the planning permission and approved plans. This involved extending at the rear for the first and second floors of No's 40/42 as part of the conversion of the upper floors from ancillary pub premises to 5 self-contained flats. These approved extensions to No's 40/42 can also be seen in Drwg No 17524/03 which shows the rear elevation of the entire terrace and was submitted to the Local Authority as part of the application which is the subject of this appeal.

4.00 Planning Policies

- 4.01 The reason for refusal of planning permission refers only to Policy D1 of the Camden Local Plan and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. We comment on these policies, and others of relevance to the proposals, below.

NATIONAL PLANNING POLICY FRAMEWORK

- 4.02 The proposals comply with the relevant Core Planning Principles at Para 17. They are of high quality design and result in a good standard of amenity for existing and future occupants. They make effective use of the land and are sustainable in terms of location and construction.
- 4.03 Para 58 refers to optimising the potential of a site to accommodate development. It is considered that the proposals achieve this without harming local character or the identity of surroundings.

THE LONDON PLAN

- 4.04 Policy 3.3 requires an increase in housing supply throughout London with Part E(a) referring to one of the possible ways of doing this being through intensification. The proposed development is of this nature.
- 4.05 Policy 3.4 specifically requires housing potential to be optimised, taking into account the local context and character. It cross refers to a density matrix. The Local Authority have not sought to suggest that as a result of the additional accommodation the density will be inappropriate. Indeed when compared with the extant planning permission the proposals add only 1 additional habitable room. It is considered that the proposals successfully optimise the use of the site whilst being in keeping with the local context and character.
- 4.06 Policy 3.5 relates to quality and design of housing. It cross-refers to Table 3.3 which sets out minimum floor areas. The proposals result in the existing 1 bedroom flat becoming a 3 bedroom/4 person flat. This is calculated on the basis of only the master bedroom – shown as being at the front of the third floor on the proposed plans – being of sufficient size to be considered as a double bedroom (being more than 11sqm). The other two bedrooms are only single bedrooms – being more than 7.5sqm but less than 11sqm each. These bedroom sizes are

based on the nationally described space standards in the DCLG Technical Housing Standards (March 2015). As a 3 bedroom/4 person unit over two floors Table 3.3 of The London Plan requires a minimum gross internal floor area of 84sqm. The proposals will exceed this being of 91.1sqm. The proposed unit will be well laid out with efficient use of space so ensuring it is an appropriate dwelling in the context of Policy 3.5. This is in contrast to the existing undersized 1 bedroom flat – which at 45.5sqm is substandard given that Table 3.3 requires such dwelling types to be a minimum of 50sqm.

- 4.07 Policy 7.4 requires development to be of high quality design that has regard to the pattern and grain of the surroundings.
- 4.08 Policy 7.5 relates to the public realm. The only way in which the proposed development can be considered to affect the public realm is in terms of the appearance from Mill Lane. This is due to the fact that there are no public vantage points from which the extension at the rear can be seen. In terms of the appearance from Mill Lane the proposals will be identical to the extant planning permission. This can be seen by comparing the appeal plans with those at Appendix B.
- 4.09 Policy 7.6 relates to architecture and requires buildings to be of the highest architectural quality; of a proportion composition, scale and orientation that enhances activities and appropriately defines the public realm; comprises details and materials that compliment but not necessarily replicate the local architectural character; and not cause unacceptable harm to the amenity of surrounding land and buildings. With regard to the latter aspect – amenities of surrounding land and buildings – this has not been raised as a concern by the Local Authority in their refusal of planning permission. As is discussed further in the following section it is considered that the requirements of the policy in terms of architectural quality, proportion, composition, scale, orientation, details and materials are complied with.

CAMDEN LOCAL PLAN

- 4.10 The refusal of planning permission refers specifically and solely to Policy D1. We comment on this and other policies of relevance below.
- 4.11 The proposals will create a 3 bedroom/4 person unit of appropriate size from an undersized 1 bedroom flat (according to Table 3.3 of The London Plan to which we have referred above at Para 4.06). It is clear

from Policy H7 and its supporting text that for market sector housing such as that at the appeal premises the priority is for 2 or 3 bedroom dwellings; not 1 bedroom dwellings. The proposals therefore help meet this identified need.

4.12 Policy A1 is referred to in the Officer's report but not on the decision letter. It is therefore clear that Officers acknowledge the proposals comply with all aspects of Policy A1 which relates to managing the impact of development. The Council are clearly satisfied that, as the policy requires, the proposals will not give rise to any harm to amenities of neighbouring occupiers in terms of impact on their privacy or outlook, sunlight or daylight.

4.13 Policy D1 is a detailed policy relating to design. The relevant aspects of this are the requirements that:

- Development respects local context and character (Criterion (a)).
- The development comprises details and materials of high quality and that complement the local character (Criterion (e)).
- A high standard of accommodation is provided (Criterion (n)).

4.14 Clearly there is no issue in respect of Criterion (n) as the Council have not raised any concerns in respect of the standard of proposed accommodation. Matters in respect of Criteria (a) and (e) are discussed further in the following section.

SUPPLEMENTARY PLANNING GUIDANCE

4.15 Although not referred to in the refusal of planning permission the Council's CPG1 (Design) is of particular relevance. Section 4 specifically relates to extensions. Identified as one of the "key messages" is that:

Rear extensions should be secondary to the building being extended.

4.16 It is considered that the proposals comply with this key message by maintaining the same relationship between the main part of the building and the rear closet wing as currently exists – as an additional floor within a mansard roof is proposed to be added to both elements

of the building. Para 4.7 refers to detailing of windows, doors, materials and pipework. Para 4.8 requires extensions to be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site would enable an exception to this approach. Para 4.9 relates specifically to rear extensions. However this is not of particular relevance as the proposal is not for a rear extension but for an additional floor above both elements of the building – the main part and its rear closet wing.

4.17 The following paragraphs – 4.10, 4.11 and 4.12 also provide detailed guidance on rear extensions and for the same reasons are of direct relevance given that the proposal increases the height of the entire building with its rear closet wing being part of the original building. The proposals are considered to comply with the relevant elements of this guidance. Para 4.10 requires rear extensions to be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing. It also requires that they respect and preserve the original design and proportions, the historic pattern and established townscape and not cause the loss of amenity to adjacent properties. This latter aspect is clearly accepted by the Local Authority as being complied with.

4.18 Para 4.12 relates to the height of rear extensions and states:

In order for **new** extensions to be subordinate to the original building, their height should respect the existing pattern of rear extensions, where they exist.

4.19 Of fundamental relevance to this is the fact that the rear closet wing is not a “new extension”. In terms of its relationship to the main frontage building the proposals do not result in any change. Furthermore there is no pattern to the various rear extensions in the terrace (as can be seen from Appendix A).

4.20 Para 4.13 has been specifically referred to within the Officer’s delegated report that led to the refusal of planning permission. This states:

In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

- 4.21 The LPA have failed to acknowledge, in their reference to this paragraph in the Officer's delegated report, that as a result of the proposals incorporating an additional mansard floor above both the main part of the building and the rear closet wing, the rear closet wing will remain one full storey below the overall height. As the existing building is flat roofed it is not considered that the references in 4.13 to eaves and parapet levels are of particular relevance. The important aspect is the relationship between the two elements of the building.
- 4.22 Para's 4.14 and 4.15 relate to the width of rear extensions. The existing closet wing incorporates approximately two thirds of the width of the overall building. This is not affected by the proposals.

FORTUNE GREEN AND WEST HAMPSTEAD NEIGHBOURHOOD PLAN

- 4.23 The reason for refusal of planning permission refers specifically to Policy 2. This policy relates to design and character requiring that design compliments and enhances the local character and identity of Fortune Green and West Hampstead. It refers to a number of ways in which this should be achieved. Of relevance to the appeal proposals are the following:
- Developments should maintain the positive contribution to character of existing buildings (Criterion (ii)).
 - Development should have regard to the form, function, structure and heritage of its context – including scale, mass, orientation, pattern and grain of surrounding buildings (Criterion (iv)).
 - Materials should be in harmony with the context (Criterion (v)).
 - Extensions should respect and be sensitive to the height of existing buildings in the vicinity and setting (Criterion (vi)).
 - Extensions should be in character and proportion with the context and setting including the relationship with any adjoining properties (Criterion (vii)).
- 4.24 Part of the supporting text to this policy (Para A10) refers to the height of existing development making a significant contribution to the character of the area. Relevant to this is the fact that the rear part of the building (the rear closet wing) is not visible from any public vantage point and therefore does not affect the existing character. Similarly as

proposed to be extended it would not be visible and therefore would continue to not affect the character.

- 4.25 Para A14 is also of relevance – this relating to roof extensions and requiring that these fit in with existing roof lines and be in keeping with existing development. Again, and as will be discussed in the following section it is considered that the appeal proposals comply.

5.00 Planning Appraisal

- 5.01 Of relevance to the issue to which this appeal gives rise is the fact that there is no consistency to the terrace of properties containing the appeal premises, particularly in terms of their rear closet wings and other outrigger additions. There is no consistency in their height, width or depth.
- 5.02 Likewise it is relevant that there is no consistency in the nearby terraces – whether these be fronting Mill Lane, such as the terrace immediately to the east of Ravenshaw Street, or terraces of properties on the side streets themselves, such as at Ravenshaw Street. Most terraced properties have rear additions. Some are original closet wings such as at the appeal premises. Others are of subsequent construction. Some are only part of the width of the property to which they are incorporated – such as at the appeal premises. Heights of rear elements of buildings also vary from those that are the same height or almost the same height as the main part of the building (such as 9 Ravenshaw Street) and some of the extensions in the terrace to Mill Lane to the east of Ravenshaw Street.
- 5.03 The fact that the surrounding area is so varied in its form as described in Section 2, is of relevance to how the proposals impact on the character and appearance of the area.
- 5.04 The Local Authority have failed to take into account, or even acknowledge, the fact that the rear of the terrace to which the application premises form a part is not visible from any of the surrounding streets or in any long views. As the rear elevation of the terrace shows (Drwg No 16524/03) this terrace is already of varied character and appearance. This was an application drawing so the Local Authority cannot say that they were not aware of the character and appearance of the terrace as a whole. However they have failed to take this into account in their determination of the planning application. That long rear elevation clearly shows the variety of rear extensions, building forms, roof forms, balustrading, window detailing etc.
- 5.05 The proposals do not alter the appearance of the building or terrace in any way whatsoever when viewed from Mill Lane when compared with the extant planning permission (Ref: 2017/2062/P – Appendix B). Nor do they alter the rear of the mansard above the main part of the

building when compared with that previously approved other than where the additional extension – above the rear closet wing – is physically linked. The approved Mill Lane elevation shows two dormer windows, following the vertical alignment of the windows below. This is repeated in the appeal proposal. The rear elevation of the mansard roof above the main part of the building also has two windows on the approved scheme – as it does with the appeal proposals. That window on the No.38 side of the building follows the vertical alignment of the windows below. That adjacent to No.34 does not, being set closer to the party wall than the windows that are below that – those lower windows forming part of the rear closet wing. This relationship in terms of vertical alignment is identical to both schemes, also being shown on the approved plans for permission Ref: 2017/2062/P. The detail of the dormers is unchanged other than that adjacent to No.34 becoming a high level dormer window as a result of the relationship with the roof form that is proposed above the rear closet wing. With the current proposals, the mansard roof above the rear closet wing is not a free standing mansard but is linked, as is appropriate, to the mansard roof proposed above the main building. This thus covers the lower part of the previously approved dormer window adjacent to No.34 and results in that being high level. That window brings natural daylight to the staircase. It is not a habitable room window and hence no doubt the reason the Local Authority have not raised any concern about outlook from that high level window.

- 5.06 The roof extension above the rear closet wing has one dormer window which follows the vertical integrity of the windows below and is of the same detailing as the previously approved dormer windows on permission Ref: 2017/2062/P.
- 5.07 In terms of materials as can be seen from comparing appeal drawing 16524/02 Rev C with the extant permission proposed plans at Appendix B (Drwg No 16524/02 Rev B), there is no change from that previously found to be acceptable in terms of brickwork, roof tiling, dormer fronts and sheets, window frames, guttering, rainwater goods and eaves boarding. Therefore insofar as the details and materials are concerned the Council cannot claim the proposals are unacceptable as those same details and materials have been previously found to be satisfactory.
- 5.08 As existing the flat roof of the main building is half a storey higher than the flat roof of the rear closet wing. This relationship is maintained with the proposals. Therefore in terms of the relationship of the rear

element of the building with the main building, this is not affected by the proposals. The Local Authority appear to have ignored this by their comment at Para 3.9 of the Officer's delegated report which refers to the proposal rising above eaves line of the main building. The eaves line of the rear closet wing remains below the eaves line of the main part of the building, with no change to this relationship.

- 5.09 It is therefore considered that the rear closet wing will remain secondary to the main part of the building and will respect the original design and proportions of the building and its architectural features as required by Para 4.10 of CPG1.

6.00 Conclusions

- 6.01 For the reasons discussed in the preceding sections it is considered that the proposed development is entirely satisfactory in all respects.
- 6.02 The development as proposed will not harm the appearance of the building, nor the terrace of which it forms a part, nor will it harm the character and appearance of the wider area.
- 6.03 All relevant planning policies and supplementary planning guidance are complied with. The Inspector is therefore respectfully requested to allow the appeal and grant planning permission.

APPENDIX

'A'

Appeal Premises

The screenshot displays a Bing Maps interface with an aerial view of a residential area in London. A red arrow points from the text "Appeal Premises" to a specific building on Mill Lane. The map includes street names "Ravenshaw Street" and "Mill Lane", and a location marker for "36 Mill Lane, London NW6 1". The interface features a search bar, navigation controls, and a taskbar with various application icons.

Search Bar: 36 Mill Lane, London, United Kingdom

Navigation Controls: Bird's eye, 25 feet, 5 m, 2017, 30m, Feedback

Taskbar: Microsoft PowerPoint - RTI, Bing Maps - Directions, tri, Google Maps, Privacy and Cookies, Legal, Advertise, About our ads, Help, Feedback

A P P E N D I X

'B'

Mr Y J A Themistocli
Building Design Consultancy UK Ltd
42 Forestdale
London
N14 7DX

Application Ref: **2017/2062/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

8 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2nd Floor
36 Mill Lane
LONDON
NW6 1NR

Proposal:
Erection of mansard roof extension to existing 2nd floor residential flat
Drawing Nos: Site location plan; 16524/(01 Rev A, 02 Rev B).

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; 16524/(01 Rev A, 02 Rev B).

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

Informative(s):

- 1 Reasons for granting permission.

The initial proposal was to erect a mansard roof extension with 2nd floor rear outrigger. Following Officer advice, the proposals have been changed and now propose the construction of a flat top mansard roof extension which is considered acceptable. The mansard roof extension would be of a traditional 70 degree roof design with front and rear dormers. The windows on the front and rear elevation align with the fenestration pattern on the lower floors of the building, however one to the rear is slightly different due to the internal layout.

The neighbouring properties do not have additional storeys at roof level and in general the roofline of the terrace varies. The roofline of the proposed extension would be marginally higher than the adjacent properties, and would be visible from the public realm in long views, however on balance would not be detrimental to the character and appearance of the area.

The location and position of the proposed roof extension with dormers would not impact on amenities of neighbouring properties in terms of outlook, privacy or loss of light.

The Fortune Green & West Hampstead Neighbourhood forum raises no objection in principle, but did raise concerns on the height of the proposed extension been higher than the roofs of the adjacent buildings. As stated above, whilst the roofline would be marginally higher, it is considered that due to the varied appearance of the terrace and streetscene, and it being of similar height to sites in the immediate vicinity, the roof height would not cause significant harm to the terrace.

No other comment has been received prior to coming to this application. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Policies, policy 2 of the Fortune Green and West

Hampstead Neighbourhood Plan and policies A1 and D1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016 consolidated and the National Planning Policy Framework.

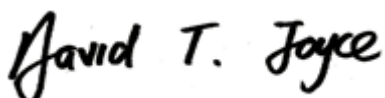
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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



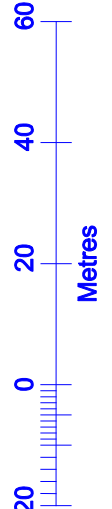
David Joyce
Director of Regeneration and Planning

GENERAL NOTES

1. BUILDING REGULATIONS/UK ITS SHALL HAVE NO RESPONSIBILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN THAT FOR WHICH IT WAS PREPARED AND DESIGNED. THE USER AGREES TO HOLD THE ARCHITECT AND DESIGN CONSULTANCY UK LTD. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY ANY THIRD PARTY.
2. ALL DIMENSION AND LEVELS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. EXCEPT FOR PLANNING APPLICATION PURPOSE.
3. ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE CORRECTED BY THE ARCHITECT/DESIGNER. THE ARCHITECT/DESIGNER SHALL BE RESPONSIBLE FOR THE BUILDING DESIGN CONSULTANCY UK LTD. BEFORE COMMENCEMENT OF THE WORKS ON SITE.
4. ALL NEW WORK TO COMPLY FULLY WITH THE BUILDING REGULATIONS AND TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
5. THE CONTRACTOR MUST OBTAIN CONSENTATION FROM THE CLIENT THAT PARTY WALL AGREEMENTS ARE IN PLACE PRIOR TO COMMENCING ANY WORK WITHIN 3 METRES OF ADJOINING BUILDINGS.
6. ALL NEW CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL PERTINENT HEALTH AND SAFETY REGULATIONS BY COMPETENT AND EXPERIENCED PERSONNEL. THE ARCHITECT/DESIGNER SHALL BE RESPONSIBLE FOR THE BUILDING DESIGN CONSULTANCY UK LTD. BEFORE COMMENCEMENT OF THE OPERATIONS THEY ARE TO UNDERTAKE.
7. FOR PROPOSED SCHEME DESIGN REFER TO DRAWING NUMBER 16524/01.

SCHEDULE OF AREAS

TOTAL SITE AREA = 92.1 SQUARE METRES
TOTAL GROSS INTERNAL FLOOR AREA = 203.4 SQ. M



SITE LOCATION PLAN
1 to 1250 @ A1 size

REVISIONS

- A. DATED 2017
UPDATED FOR PLANNING APPLICATION.

PLANNING APPLICATION
DRAWING

© The design is the Architect's copyright.

PROJECT

ADDITIONAL FLOOR
FOR EXISTING FLAT

SITE

36 MILL LANE
LONDON
NW6 1NR

TITLE

EXISTING
ARRANGEMENT



Building Design Consultancy UK Ltd
Chartered Architects

—Y.J.A. Theodorou BSc (Bpt-Architect), RIBA.

42 Forestdale, London N14 7DX. Tel: 020 8886 4297

SCALE

1/50 at A1 size

DATE

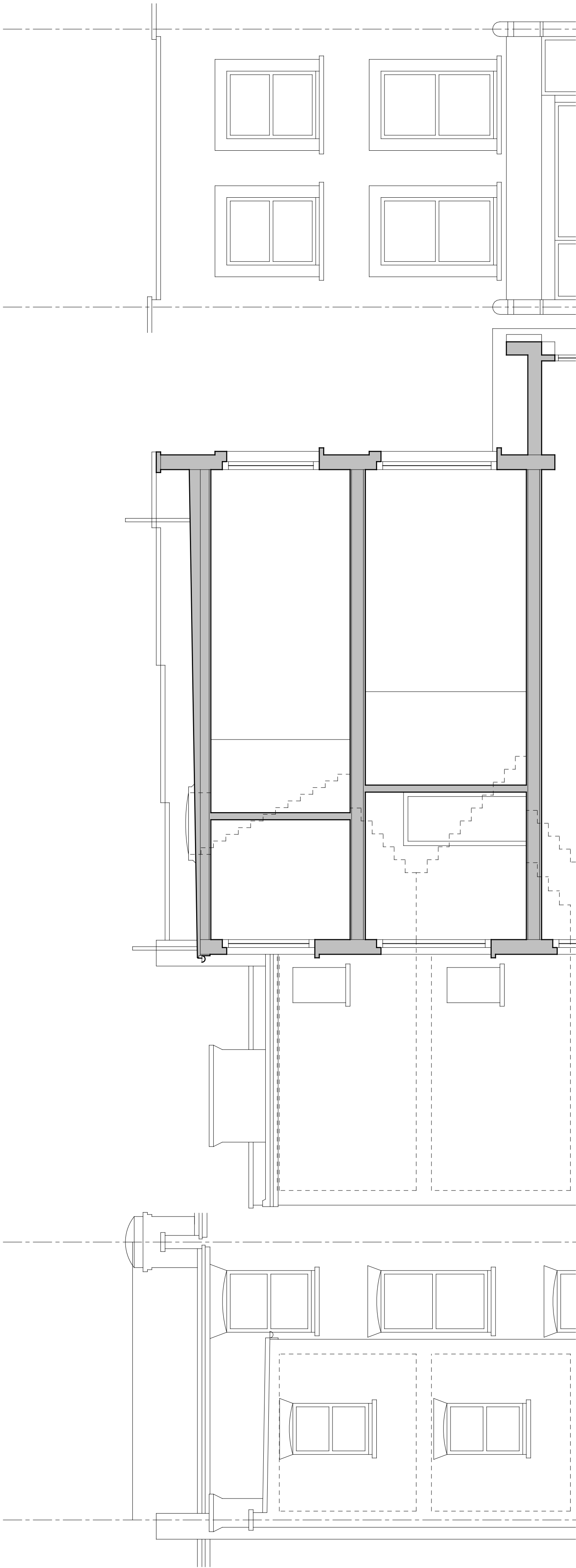
March 2017

DRAWING NUMBER

16524/01

REVISION

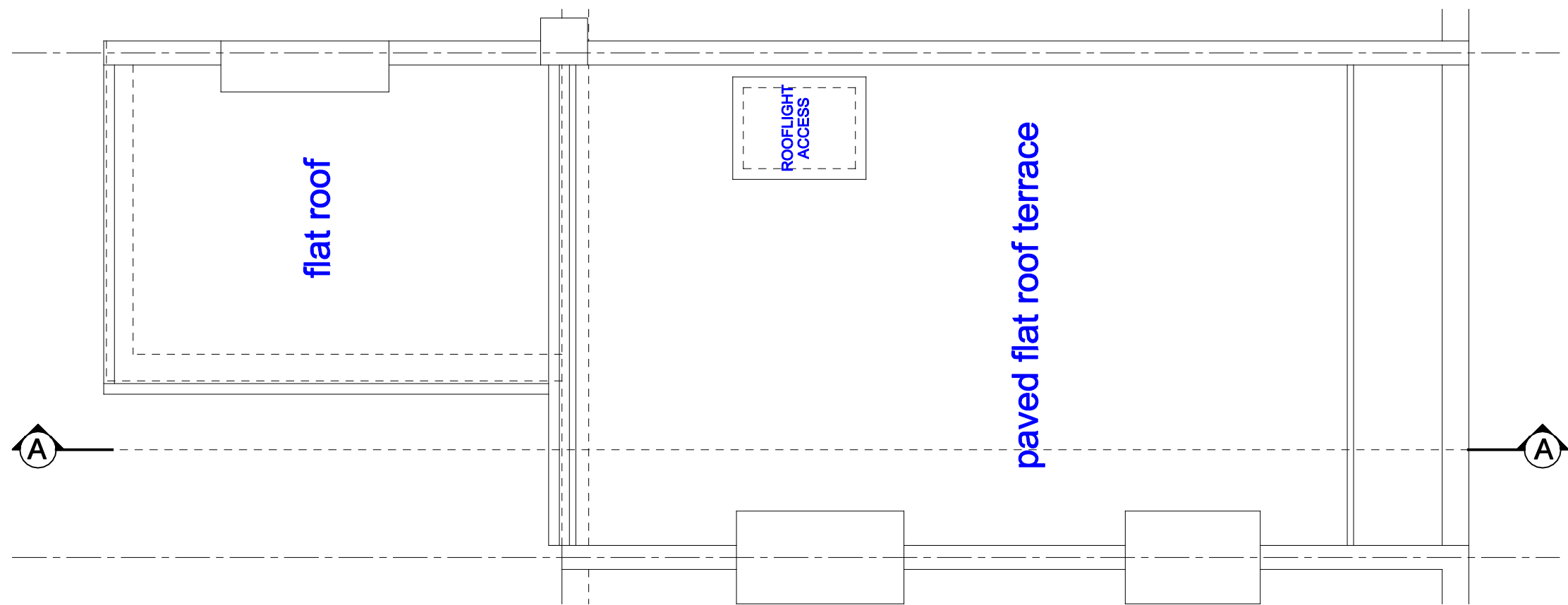
A



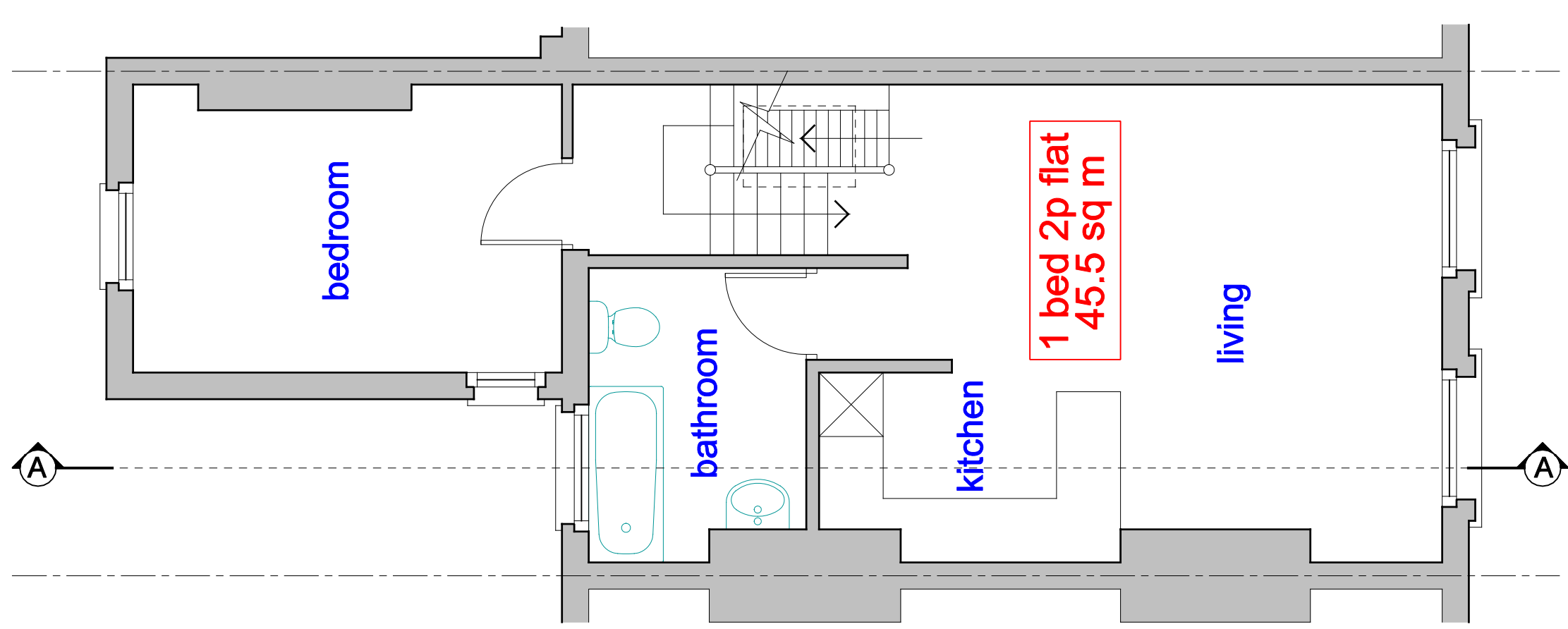
FRONT ELEVATION

CROSS SECTION A - A

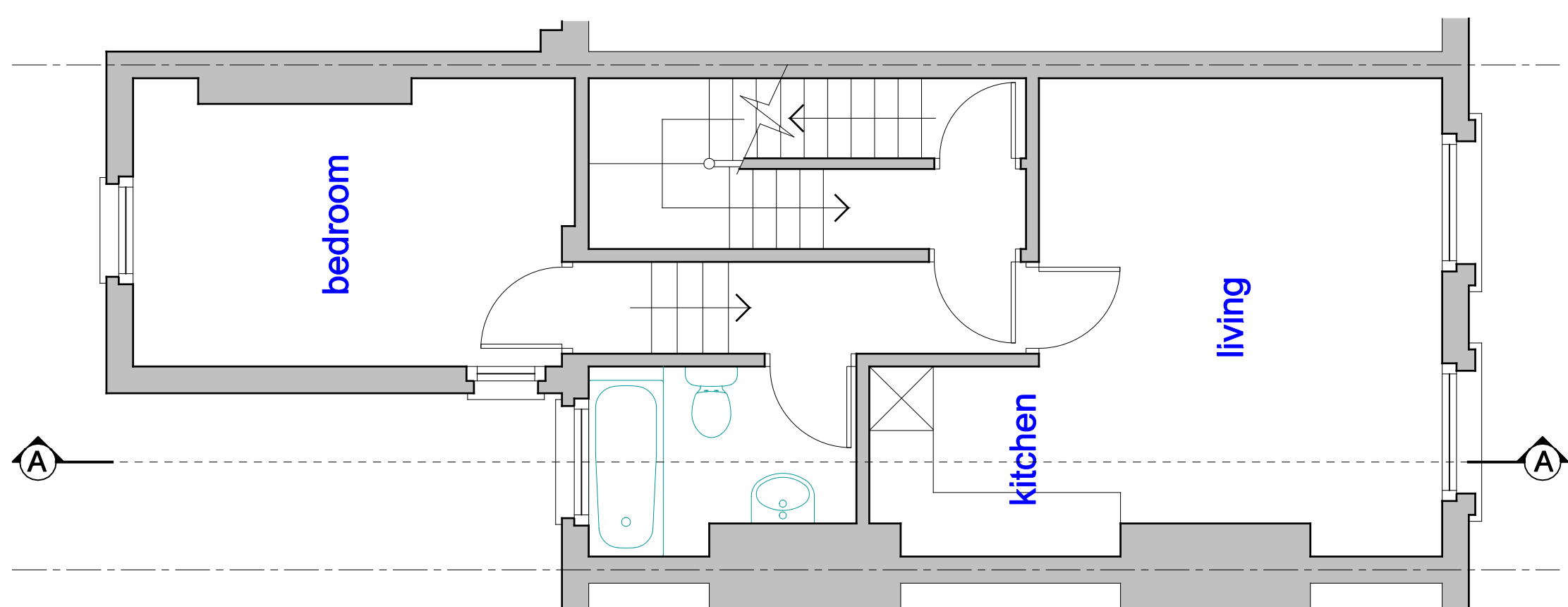
REAR ELEVATION



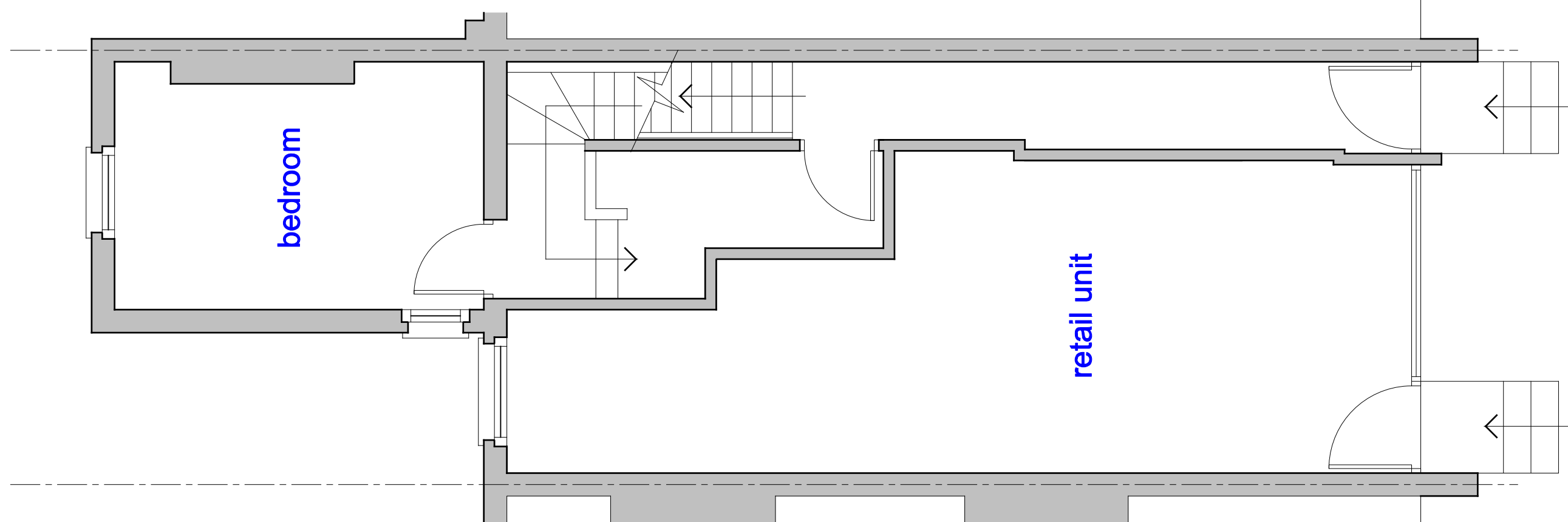
ROOF PLAN



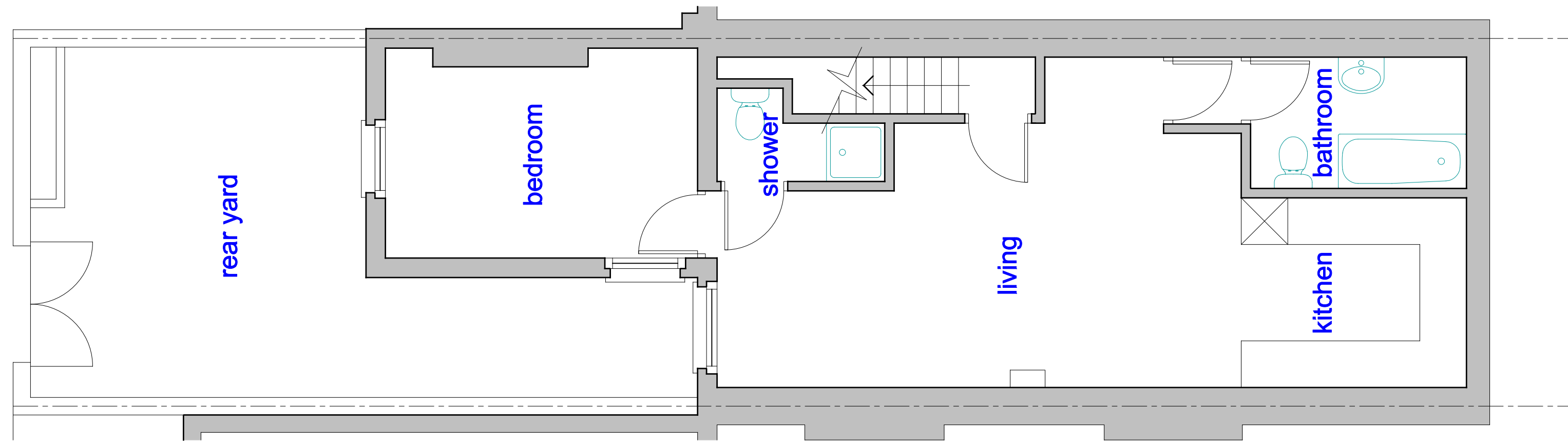
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



SEMI-BASEMENT

rear passage

rear yard

bedroom

shower

living

kitchen

bathroom

bedroom

retail unit

kitchen

living

bedroom

bathroom

kitchen

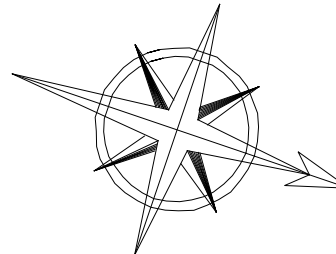
living

bedroom

flat roof

paved flat roof terrace

ROOFLIGHT
ACCESS



NEW WALLS:
MULTISTORY FACING BRICKWORK TO BOUNDARY WALLS TO CLOSELY MATCH THE EXISTING. CONCRETE PARAPET, CORNER STONES
INCORPORATION A TRADITIONAL WEATHERED DRIP.

NEW ROOF TILING:
NATURAL SLATE ROOFING TILES TO ALL NEW SLOPING MANIRS ROOFS TO CLOSELY MATCH THE NATURAL SLATE ROOFING TILES ON NEARBY SLOPING MANIRS ROOFS
AND THE SAME TERRACE

NEW ROOF DORMER:
NEW ROOF DORMER TO ALL NEW ROOF DORMER FRONT, CHEEKS AND FLAT
ROOFS. WHITE PVCU FRAMED DOUBLE GLAZE CASHEMENT WINDOWS

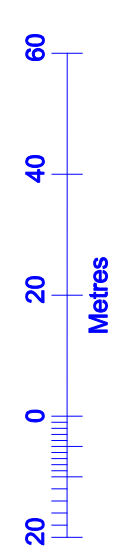
NEW PLASTER AND CONCRETE PARAPET GUTTERS:
NEW PLASTER ROOFING WITH SOLAR REFLECTIVE COATING.
WASTIC ROOFING WITH SOLAR REFLECTIVE COATING.

NEW PAINTWORK, GUTTERS AND EAVES BOARDING:
BLACK UPVC GUTTERS, HOPPER, DOWNPIPES AND EAVES FASCIA BOARDING TO
CLOSELY MATCH THE EXISTING.

1. BUILDING DESIGN CONSULTANCY UK LTD SHALL HAVE NO RESPONSIBILITY FOR ANY USE SHALL BE MADE OF THE DRAWINGS OR SPECIFICATIONS WHICH IT WAS PREPARED AND ISSUED WHICH IS FOR THE BENEFIT OF THE EMPLOYER AND CANNOT BE RELIED UPON BY ANY THIRD PARTY.
2. ALL DIMENSION AND LEVELS SHOULD BE CHECKED ON SITE FOR ANY DISCREPANCY BEFORE ANY CONSTRUCTION OR ANY OTHER APPLICATION PURPOSE.
3. THE DRAWING ENDS OF THE DRAWINGS SHOULD BE REMAINING IN THE HANDS OF THE BUILDING DESIGN CONSULTANCY UK LTD BEFORE COMMENCEMENT OF THE WORKS ON SITE.
4. ALL NEW WORK TO COMPLY FULLY WITH THE BUILDING REGULATIONS AND TO BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
5. THE CONTRACTOR MUST OBTAIN CONFIRMATION FROM THE CLIENT THAT PARTY WALL AGREEMENTS ARE IN PLACE PRIOR TO COMMENCING ANY WORK WITHIN 3 METRES OF ADJOINING BUILDINGS.
6. ALL NEW CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL PERTINENT HEALTH AND SAFETY REGULATIONS BY COMPETENT AND QUALIFIED PERSONNEL AND ALL WORK SHALL BE IN ACCORDANCE WITH THE TYPE OF WORK TO BE UNDERTAKEN. OPERATIVES MUST RECEIVE FULL AND APPROPRIATE TRAINING ON THE OPERATIONS THEY ARE TO UNDERTAKE.
7. FOR EXISTING ARRANGEMENT REFER TO DRAWING NUMBER 182401.

TOTAL SITE AREA = 92.1 SQUARE METRES

| | |
|------------------------------------|--------------|
| EXISTING GROSS INTERNAL FLOOR AREA | = 203.4 SQ M |
| PROPOSED GROSS INTERNAL FLOOR AREA | = 311.1 SQ M |
| TOTAL GROSS INTERNAL FLOOR AREA | = 234.5 SQ M |

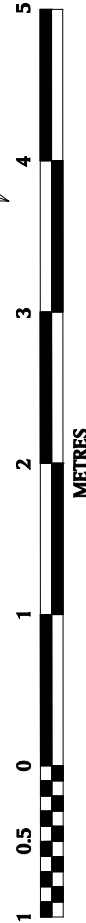
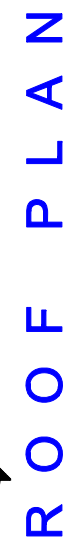


1 to 1250 @ A1 size

A. 3rd APRIL 2017
 B. 28th APRIL 2017
 C. 1st MAY 2017
 D. 15th MAY 2017

© The design is the Architects' copyright.

| | | | |
|----------------|---------------------------------------|----------|------------|
| PROJECT | ADDITIONAL FLOOR FOR EXISTING FLAT | | |
| SITE | 36 MILL LANE LONDON NW6 1NR | | |
| TITLE | PROPOSED SCHEME DESIGN | | |
| SCALE | 1/50 at A1 size | DATE | March 2017 |
| DRAWING NUMBER | 16524/02 | REVISION | B |



APPENDIX

'C'

10th October 2017

RS/OS/10877

AN AWARD

MADE UNDER THE PARTY WALL etc. ACT 1996

Concerning 34 & 36 Mill Lane, NW6 1NR

AN AWARD under the Provisions of the Party Wall etc Act 1996

Whereas Speed Pursuit Limited of 33 Manor House Drive, London NW6 7DE (the Building Owner) is an owner within the meaning of the Party Wall etc Act 1996 (the Act) of the premises known as 34 Mill Lane, London NW6 1NR (the Building Owner's property).

AND Russell George Park of PO Box 28669, London, N20 8XD (the Adjoining Owner) is an owner within the meaning of the Act of the premises known as 36 Mill Lane, London NW6 1NR (the Adjoining Owner's property).

AND on the 18th May 2017 the Building Owner served notice on the Adjoining Owner under section 3 and more particularly under section 2(2)(a), (b), (f), (g), (h), (j), (k) and (n) of the Act of their intention to execute the building works described therein between the Building Owner's property and the Adjoining Owner's property (the two properties).

AND a dispute has arisen between the Building Owner and the Adjoining Owner within the meaning of the Act.

AND whereas the Building Owner has appointed Russell Spiro FFPWS FRICS of Thresholds Surveyors, Baveno House, 235 Regents Park Road, Finchley London N3 3LF and shall be known as the Building Owner's surveyor and the Adjoining Owner has appointed John Hydon MRICS of Halstead Associates of 1 Athenaeum Road, Whetstone, London N20 9AA and shall be known as the Adjoining Owner's surveyor.

AND the Building Owner's surveyor and the Adjoining Owner's surveyor (the two surveyors) have selected Mr David Maycox of David Maycox & Co, 55 Church Hill Road, East Barnet Village, Hertfordshire EN4 8SY to act as Third Surveyor in accordance with the provisions of the Act.

In the event of the Third Surveyor being unable or unwilling to act and their being unable jointly to agree upon a substitute, another Third Surveyor shall be appointed by the appointing officer of the relevant local authority in accordance with Section 10(8) of the above Act.

It is a requirement of the Act that the three surveyors or any two of them, or in the event of no agreement the Third Surveyor shall settle by Award all or any matter which is connected with any work to which the Act relates and which is in dispute between the Building Owner and the Adjoining Owner including: the right to execute the work, the time and manner of executing the work and any other matter arising out of the dispute including the cost of obtaining and making this Award.

This Award and the Schedule of Condition relate only to the works described in clause 2 of this Award and do not relate to other works outside the scope of the Act.

1. The said premises having been inspected, we the undersigned, being the appointed surveyors, and having considered the proposals made by the Building Owner and any other relevant matters brought to our attention but without prejudice to any other rights of the parties or of any other persons DO HEREBY AWARD AND DETERMINE AS FOLLOWS:
 - 1.1 That the wall separating the two properties is a party structure wall within the meaning of the Act.
 - 1.2 That the party wall and the relevant areas of the Adjoining Owner's building is as described in the attached Schedule of Condition is sufficient for the present purposes of the Adjoining Owner.
 - 1.3 The Schedule of Condition dated 20 September 2017, signed by us, the said two surveyors, is attached hereto as a record of fact and relates to the adjacent parts of the Adjoining Owner's premises prior to the execution of the said work so far as can be ascertained without opening up or disturbing the structure or finishes.
 - 1.4 That a schedule of photographs are held on file by the surveyors and shall be used to check whether any damage has been caused to the Adjoining Owner's premises as a result of the works.
 - 1.5 That the drawings and documents listed in the document register and attached hereto form part of this Award.
2. That after service of the signed award the Building Owner shall be at liberty but under no obligation to carry out the following works.
 - 2.1 To raise the rear boiler chimney stack.
 - 2.2 To raise the party structure wall.
 - 2.3 To cut off overhanging projections.
 - 2.4 To provide a flashing detail to the party structure wall.
 - 2.6 To cut pockets into the party structure wall to insert pad stones/stitch-plates.

- 2.7 To cut into the party structure wall to insert steels.
 - 2.8 To expose the party structure wall.
 - 2.9 To provide a waterproof abutment detail with the party structure wall.
 - 2.10 To make good the party structure wall where exposed.
 - 2.11 To tie into the party structure wall.
 - 2.12 To provide copings to the party structure wall.
 - 2.13 To remove railings currently secured into the party structure wall.
 - 2.14 All other ancillary works relating thereto.
3. That no deviation from the works shall be made without the prior written agreement of the owners, or surveyors acting on their behalf and with their express authority or in the event of a dispute determined by the appointed surveyors in accordance with Section 10.
4. That if the Building Owner commences the works, the Building Owner shall:
- 4.1 Execute the whole of the works and do so at the sole cost and risk of the Building Owner.
 - 4.2 Ensure that at no time will the works be left incomplete so that the Adjoining Owner's property or land is left in a dangerous condition or inadequately protected.
 - 4.3 Take all reasonable precautions and provide all necessary support to retain the land and buildings comprised within the Adjoining Owner's property.
 - 4.4 In the event of the Building Owner wishing to carry out the works from, or to erect scaffolding on or over the Adjoining Owner's property for the purpose of works, details thereof shall first be submitted to and approved by the surveyors and such approval shall be subject to such conditions as the surveyors may agree. The reasonable measures shall include but not be limited to:
 - a) Ensure that where scaffolding is erected within 1m of the boundary, it oversails at eaves level only, by no more than 450mm and is fitted with debris netting to prevent debris falling onto or into the adjoining owner's property. Suitable protection must be

provided to the adjoining owner's roof to include, but not limited to, plastic sheeting and rigid boarding. A properly supported roof ladder must be used to access the roofs or other safely constructed working platform.

- b) Precautions to be taken to ensure that any scaffolding or access platforms associated with the works do not prejudice the security of the Adjoining Owner's property by facilitating access to windows. In particular ensure that ladders are removed and scaffolding is inaccessible when the site is unoccupied.
 - c) Ensuring that all ladders and tools are removed or made unusable outside of working hours, and that access to scaffold shall be prevented outside of working hours.
 - d) Ensure that when any works are being carried out which may present a health and safety risk to the occupants of the adjoining owner's property that the occupants are warned and effective precautions to protect them are put in place. In particular ensure that when working overhead adequate precautions are taken to protect against the risk of falling objects or debris. (Kick-boards and reinforced protective sheeting to be fixed to scaffolding and access platforms close to the boundary and where necessary).
 - e) Ensure (in respect of Clause 2.2 above) to render the raised section of Party Wall in two coats to the Adjoining Owner's side all to match existing unless subsequently agreed otherwise by the Owners or the two Surveyors.
- 4.5 Provide and maintain as necessary facilities to prevent unauthorised access to the Adjoining Owner's land during the course of the works. To take all reasonable precautions to ensure that the Adjoining Owner's premises are no less secure during the works than immediately prior to their commencement and that there is no unauthorised access onto the Adjoining Owner's premises from the Building Owner's premises.
- 4.6 Provide temporary weathering in the form of heavy duty felt secured by timber battens at 1m. centres both horizontally and vertically to those parts of the Adjoining Owner's property/party wall exposed as a result of the works and maintain this until permanent weathering has been provided unless otherwise agreed in writing by the Surveyors.
- 4.7 Make good all structural or decorative damage to the Adjoining Owner's property occasioned by the works in materials to match the existing fabric and finishes, to the reasonable satisfaction of the two surveyors, with such making good to be executed upon completion of the works, or at any earlier time deemed appropriate by the two surveyors. Where decorative making good is required, this shall extend as necessary to retain the reasonable continuity of appearance to the affected areas. If so required

by the Adjoining Owner, make payment in lieu of carrying out the work to make the damage good, with such sum to be agreed between the owners or determined by the surveyors.

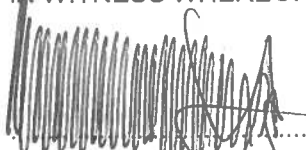
- 4.8 Compensate any Adjoining Owner and any adjoining occupier for any loss or damage which may result to any of them by reason of any work executed in pursuance of this Act.
- 4.9 Carry out the whole of the works so far as practicable from the Building Owner's land. Where access to the Adjoining Owner's property is required, reasonable notice shall be given in accordance with Section 8 of the Act.
- 4.10 Not to permit the contractors to use loud audio equipment during the works.
- 4.11 The Building Owner shall, except in case of emergency, give the Adjoining Owners a minimum forty-eight hours' notice so that arrangements for access can be made, and further should such access be necessary the Building Owner will provide special hoardings to the satisfaction of the Adjoining Owners and the two Surveyors. No materials, tools or plant to be carried through the Adjoining Owners' property.
- 4.12 That the works shall be carried through with reasonable expedition after commencement and so as to avoid any unnecessary inconvenience to the Adjoining Owners or Occupiers. Works shall be restricted to between the hours of 8.00 am and 6.00 pm Monday to Friday. Work on Saturdays is to be carried out between 9.00 am and 1.00pm except on Sundays and Bank Holidays when no works shall be executed. The Building Owner shall instruct his contractors to liaise with the occupiers of the adjoining premises before carrying out any of the permitted works to the party wall which involves particularly noisy operations. In the event that unnecessary inconvenience is being caused to the Adjoining Owners or occupiers, then the Surveyors reserve the right to alter these hours.
- 4.13 To periodically carefully clean the Adjoining Owner's windows and window panes, rooflights etc as necessary or when determined by the surveyors and to ensure any Adjoining Owner's nearby gutters and/or gullies are kept clear of builders' debris and dust.
- 4.14 Take all reasonable precautions by dampening down dust and restricting noisy works and minimising noise and vibration and to keeping the hours stated.

- 4.15 Make good and clean all areas affected by the works. Remove any scaffolding or screens from the Adjoining Owner's property and land as soon as possible. Clear away any dust and debris from time to time as necessary or when agreed by the surveyors.
 - 4.16 Hold the Adjoining Owners free from liability in respect of any injury or loss of life to any person or damage to property caused by or in consequence of the execution of the agreed works and the costs of making any justified claims and indemnify the Adjoining Owners against all costs, claims or proceedings in connection therewith.
 - 4.17 Provide the Adjoining Owners' Surveyor with such method statements and further drawings or other information as he may reasonably require in relation to the works that are the subject of this Award prior to carrying out relevant works hereby authorised as soon as practicable or after the contractor has been appointed.
 - 4.18 Ensure the contractors apply due skill, care and diligence when inserting the steel beams and pad stones/bearing plates to ensure the structure and decorative finishes on the adjoining owner's side of the party wall are not disturbed.
 - 4.19 Ensure any works involving cutting in, or cutting away from the party wall should be carried out with non-percussion hand tools only. Pockets formed in the party wall to take steel beams, pad stones, bearing plates, joists, etc. should not be more than half the thickness of the party wall. All masonry to be made good with bonded brickwork to the satisfaction of the building control inspector.
 - 4.20 Maintain, or cause his contractors to maintain, adequate and valid insurance suitable for the type of work being undertaken and, if requested, to provide evidence of this insurance to the Adjoining Owners' Surveyor immediately upon demand.
 - 4.21 Ensure that all work is strictly carried out in accordance with the structural engineer's drawings to ensure that all reasonable precautions are taken.
 - 4.22 That the Building Owner shall use his best endeavours to ensure that no vibration which might prove prejudicial to the Adjoining Owners' premises or the contents or occupation or use thereof is caused by the works.
5. That both Surveyors and the Third Surveyor shall be permitted access to the relevant parts of the Owners' properties from time to time during, and to inspect, the progress of the works at reasonable times and after giving notice in accordance with the Act.

6. That the whole of the works shall be executed in accordance with the Building Regulations and shall be executed in a proper and workmanlike manner in sound and suitable materials in accordance with the terms of this Award to the reasonable satisfaction of the surveyors.
7. That a copy of this Award shall be provided for the Adjoining Owner's Surveyor. It must be ensured that the existing content of the Award is made known to any consultants, contractors or other persons engaged to facilitate or implement the aforesaid agreed works and a copy of the Award must be kept on site.
8. That the Building Owner shall upon completion of the works provide to the Adjoining Owner with a set of the 'as built' drawings of the works insofar as they may be different from the drawings forming part of this Award at the sole cost of the Building Owner, whether this be from the Appointed Surveyors and/or directly and if appropriate this may be undertaken where agreed by electronic copy.
9. That the Building Owner shall immediately on the service of this Award pay the Adjoining Owner's costs by way of their Surveyor's fees in the sum of £1462.50 plus VAT, the total being £1755 in connection with the obtaining and making of this Award and one further inspection. In the event of damage being caused or other contingencies or variations arising, a further fee shall be payable at a rate of £195 per hour plus VAT and disbursements.
10. That in relation to the Construction (Design and Management) Regulations 2015 that the Appointed Surveyors have not approved any design.
11. Should the works be stopped or, once commenced suspended for any period exceeding one month in which circumstances, the two Appointed Surveyors shall, after due consideration, direct the action to be taken by the Building Owner.
12. That the Building Owner's authority to carry out the works under this Award is conditional upon the works being commenced within 12 months from the date of the Award or as determined by case law. The Award shall be null and void if works once commenced are suspended for a period exceeding 6 months.
13. That the said surveyors reserve the right to make and serve any further Award(s) that may be necessary.
14. That this Award is made without prejudice to any other rights or remedies which the Building Owner and Adjoining Owners may possess generally in relation to the said agreed works and specifically to disturbance to the normal residential occupation of the Adjoining Owners' land and buildings.

15. Any agreement or acceptance made by either surveyor in this Award or subsequently during works on site shall not be taken to imply any responsibility by them or their appointed technical delegates for any structural or any other insufficiency in any part of the works whether existing or executed.
16. That the drawings and/or other documents provided by others and attached to or referred to in this Award, are accepted in good faith, taken to be accurate and properly showing the details of the agreed works to be undertaken.
17. That nothing in this Award shall be held as conferring, admitting or affecting any easement of light or other easement in or relating to the party wall.
18. That either of the parties to the dispute may within 14 days from the date this Award is served upon them appeal to the county court against this Award.
19. That this Award is made without prejudice to the rights of any other person or bodies having an interest.

IN WITNESS WHEREOF we have set our hands this 12th day of October 2017.


 Russell Spiro FEPWS FRICS
 Building Owner's Surveyor


 John Hydon MRICS
 Adjoining Owners' Surveyor

WITNESS

Name:

Address:

Occupation:



Omni Slimon

235 Regents Park Road, London
 N3 3LF

Personal Assistant

WITNESS

Name

Address:

Occupation:



Melena Smart

1 Athenaeum Rd
 N20 9AA

PW Administrator

PARTY WALL AWARD – DOCUMENTS REGISTER

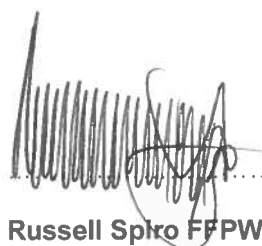
34 & 36 Mill Lane, NW6 1NR

Schedule of condition:

Recorded on 20 September 2017

- 34MLO10/2 - Prepared by Blustin Interiors
- Job no. 16.621 Sheet 1, Sheet 2 and Sheet 3 - Prepared by Martin Redston Associates

Surveyor to the Building Owner



.....
Russell Spiro FFPWS FRICS

Surveyor to the Adjoining Owner



.....
John Hydon MRICS

SCHEDULE OF CONDITION
of those relevant parts most likely to be affected
at 36 Mill Lane, London, NW6 1NR,
in relation to those proposed works
at 34 Mill Lane, London, NW6 1NR
taken on 20th September 2017

PREAMBLES

Purpose

The purpose of this document is to provide a prior record for comparison once the proposed works as described in the Notice has been completed, to identify any damage should this occur. Where Party Wall/Structure is referred to in this document, this means the wall on the line of junction of the boundary between the Building Owners' and the Adjoining Owners' property.

Not a Structural Survey

This Schedule of Condition should not be interpreted as a structural survey report of the property and is confined to the recording of the apparent internal defects within two metres from the Party Wall or Walls deemed to be Party Walls or those parts of the building closest to the Party Wall within the meaning of the Party Wall etc Act 1996, and external areas as described unless otherwise stated.

DEFINITION OF TERMS SOMETIMES USED

| Condition | Definition |
|---------------------|--|
| Very Good/Excellent | As new condition, no soiling or defects visible |
| Good, Fair, Sound | Subject to minor wear, with minor defects visible. |
| Poor/Worn | Redecoration and minor repair works necessary. |
| Very poor | Redecoration and more significant repair work necessary. |

No Testing Undertaken

No sanitary installations, plumbing, rainwater goods, drainage etc. have been tested and only visual defects have been recorded. No manhole covers have been lifted. Similarly, the electrical, gas and other services equipment or installations have not been tested and their condition is not recorded unless specifically referred to in the text.

Visual Inspection Only

The Schedule records only items which are reasonably apparent, from the visual inspection and no opening up of the structure or fabric, lifting of carpets, floorboards, moving of stored goods or heavy furniture and the like has been undertaken. Where properties are occupied, the presence of furniture, plant, equipment, fixtures and fittings restricts the scope of inspection. Unless otherwise stated, the property is in good condition.

Fixtures and Fittings Excluded

The occupiers' fixtures/fittings/chattels are not recorded in this Schedule.

Limited Access

The inspection was limited to those external parts visible from both ground level and the main roof and the internal parts of those areas readily and safely accessible. Carpets, furnishings and goods stored will often conceal elements of the fabric of the building.

Orientation

For the purposes of this Schedule of Condition it is assumed that the front elevation of the property faces the roadway itself and descriptions of orientation are based upon this assumption. In relation to the internal and external references, the left and right hand sides are taken as facing the area described.

Dimensions

All dimensions are approximate and for recording purposes only. All cracks are hairline in width unless otherwise stated.

Minor Wear and Tear Excluded

We have recorded principal defects only and omitted reference to minor wear and tear etc.

Standard Description

To avoid duplication, description clauses have been used where elements of the structure and fabric are similar. Departures from the standard description are noted where relevant.

Photographs

A set of photographs taken by the Surveyor forms part of this Schedule of Condition.

THE SCHEDULE

EXTERNAL

Roof

Of a felted style overlaid with promenade tiles. The party parapet wall having been rendered and finished with a pre-cast concrete coping lead flashings having been provided to the upstand detail.

A domed rooflight can be found providing access onto the roof, being relatively close to the party parapet wall.

Isolated areas of worn, weak and perished pointing could be seen to the copings. Intermittent fracturing could be seen to the rendering to the internal face of the parapet wall, spaced approximately every metre but in some locations 300/400mm apart with general crazing seen in sections. The lead flashing was generally intact.

A build-up of moss growth could be seen on the roof itself, unevenness could be found to many of the promenade tiles, a number of which were also loose. Discolouration was noted to the openable roof light/hatch.

A railing was noted to the party parapet wall to the rear right hand side which extended to the rear face and to the rear of this a boiler chimney was noted having been capped with what is possibly an asbestos vent tile. This had been placed in position by cement. Slight weakness was noted to the brickwork and pointing.

INTERNAL

Top Floor

Open aspect kitchen/reception/stairway & hallway, floor timber stripped, walls lined and painted, ceiling and cornice appeared painted.

To the ceiling, the line of the ceiling joists could be seen and general discolouration was noted between, indicating that insufficient insulation has been provided to the ceiling itself, the discolouration being dust. Isolated nail fixings were noted through the ceiling plaster in various locations, albeit more noticeably more remote from the proposed works being close to the left hand side chimney.

Plaster cracking could be found at the junction of the ceiling and cornicing, being relatively widespread but more noticeable to the front main wall above the window opening and also with the cross beam to the rear of the centre of the party wall itself.

Opening up of the joints could be seen to the lining paper. Minor lifting was noted to the lining paper itself close to the front main wall, set in approximately 250mm and then angling down towards the front main wall set down approximately 300mm from the line of the ceiling. This opened out into a minor split through the paper itself.

Intermittent hollow areas of plaster could be found to the wall. Some discolouration was noted to the wall itself, again being dust induced.

Open joints were noted with the timber lining to the side of the stairs with the party wall on line with the joints themselves.

To the rear extended ceiling area, generally similar comments apply with dust discolouration and open plaster cracking at the junction of the ceiling and cornicing, and cornicing to the walls.

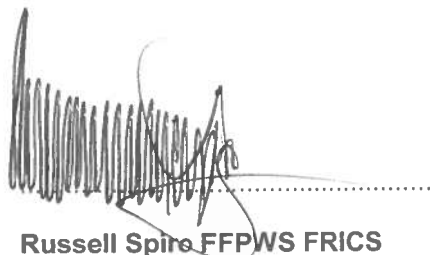
Schedule of Condition – 36 Mill Lane, London NW6 1NR

Whilst more remote to the lower stairs leading down to the lower hallway level more noticeable peeling could be seen to the paper finish and indeed the walls have been overlined up to approximately 1.2m above floor level.

Slight plaster cracking could also be found to the reveals and around the hatch leading to the main upper roof itself.

Isolated open joints were noted to the timber strip flooring. The room itself was relatively full with furniture.

Overall decorative condition: worn.

A handwritten signature in black ink, appearing to read 'Russell Spire', is written over a horizontal dotted line. The signature is stylized with many loops and flourishes.

Russell Spire FFPWS FRICS

Building Owner's Surveyor

.....
John Hydon MRICS

Adjoining Owner's Surveyor

BLUSTIN INTERIORS

21 Faber Gardens
London NW4 4NP
Tel: 020 8202 9200
Fax: 020 8202 3023
john.blustin@btinternet.com

Speed Pursuit Ltd

34 Mill Lane

NW6 1NR

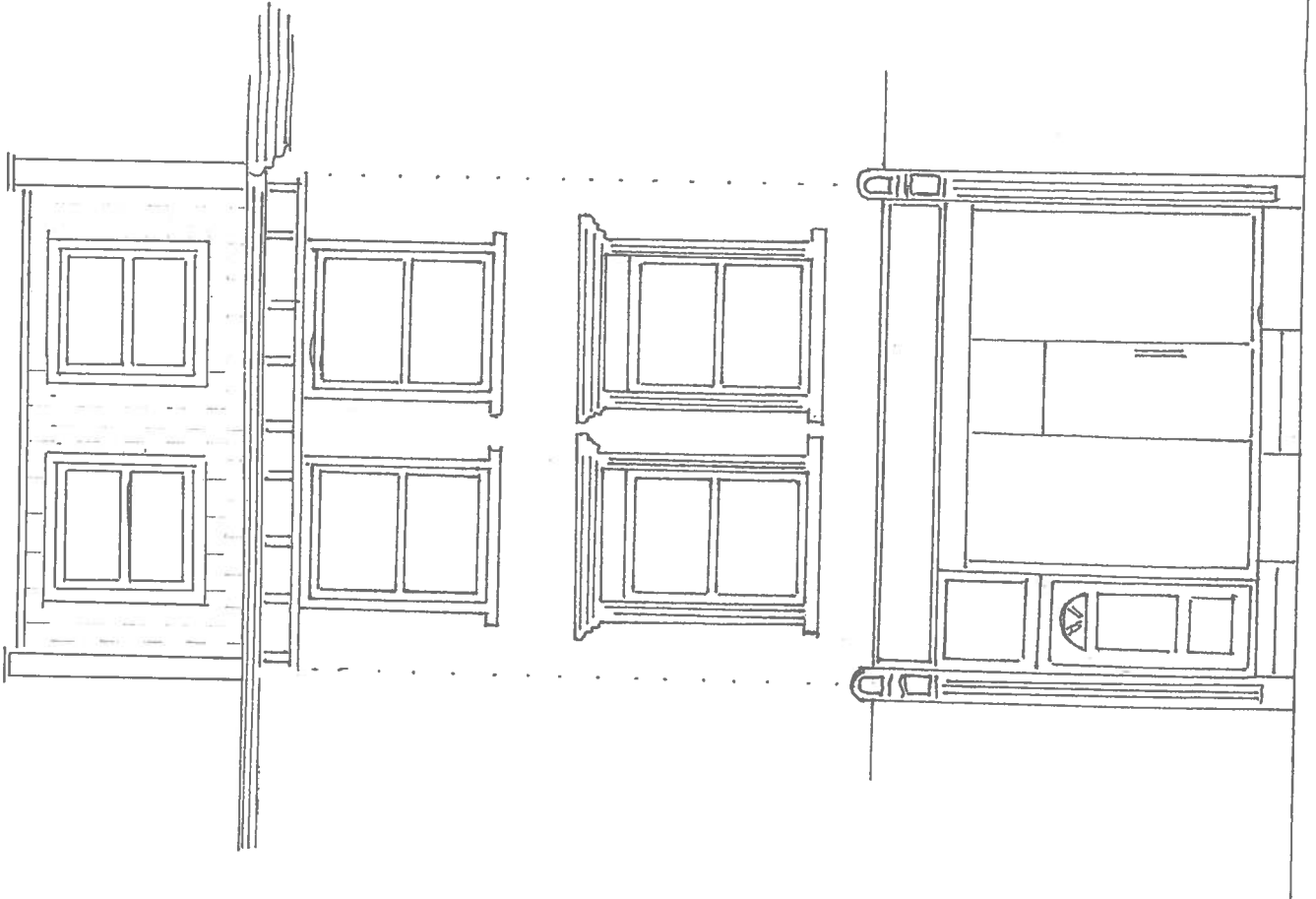
Scale 1:50

10.9.2015

Dwg no 34ML010/2

Front elevation new

Roof extension with slated pitched
front roof slope.



NOTES

1. All dimensions to be verified on site.
2. Read in conjunction with architect's drawings.
3. All steelwork designed to EN3 fabricated to EN3 and EN1090.
4. All steel members to be grade S275JR steel unless otherwise noted.
5. Apply 2 coats of red oxide primer/2 coats zinc rich primer to all steel prior to erection.
6. All fire protection to architect's specification, provide min. 1/2 hour fire resistance capability to all steel (e.g. 12.5 mm plasterboard and 7mm skin).
7. All external steel and steel within cavity to have 2 coats of bituminastic paint (RLW or similar) or galvanised.
8. All steel below ground floor level to be encased in 75mm concrete unless noted otherwise.
9. All welding to be 6mm fillet welds carried out in workshop.
10. All black bolts to be grade 8.8.
11. All timberwork designed to BS 5268 OR EN5.
12. Double and triple joists to be bolted together with

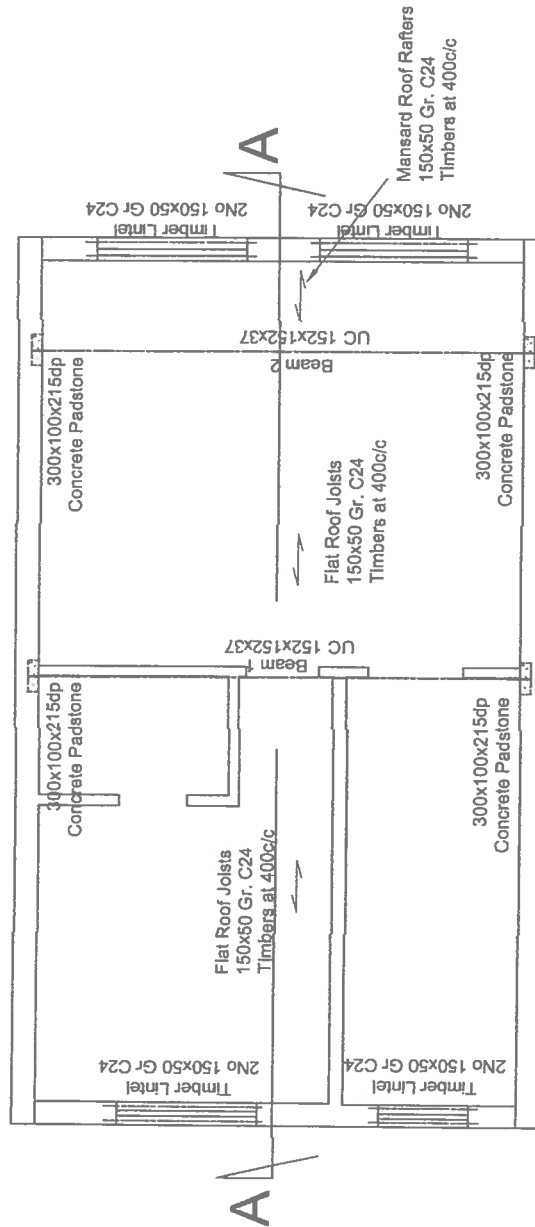
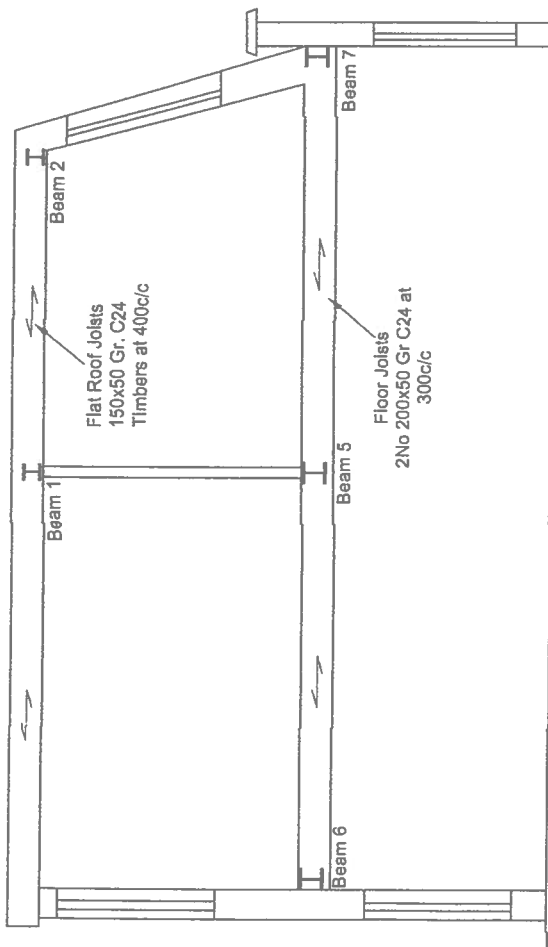
M12 bolts + 63mm dia. TP connectors and washer plate @ 450 c/c unless otherwise noted.

13. Connections:

TIMBER/BRICK: BAT SPI hanger when there is a minimum of 675mm of brickwork above, if not use MAXI SPEEDY hangers or equivalent.
TIMBER/TIMBER: BAT JIFFY or MAXI SPEEDY hanger or framing anchor.
RAFTER/TIMBER PLATE: use BAT framing anchors or angle brackets as appropriate. Do not skew nail any connection.
ALLOW FOR BAT M305 STRAPS @ 1200 c/c for restraint of joists and all wall plates.

14. Concrete padstones to be grade C25 (1:2:4).
15. Foundation concrete to be grade C40.
16. Foundations to be 600mm below any root activity (min 1100mm depth unless otherwise noted).
17. All temporary propping by the contractor.
18. New brickwork to be 35N/mm² new blockwork to be 3.5N/mm² set in 1:1:6 mortar, unless noted otherwise.
19. All new masonry to be fixed to existing with furlex profiles.
20. All waterproofing and drainage to architect's specification.
21. All works to be approved by the building control officer.
22. No work to commence on site prior to building control approval of structural details.
23. Any excavations works within 3m of any adjoining property or party structure may be subject to party wall agreement.
24. Any deep foundations/piling within 6m may be subject to party wall agreement.
25. Any beams, joist hangers, or other structural works attached to party wall may be subject to party wall agreement.
26. Floor joists strapped to main brick walls in accordance with A3 disproportionate collapse guidelines, new steel beams supported on steel columns down to foundation level.

SECTION A-A



Title: Proposed Section A-A and Loft Plan showing Roof Structure
Preliminary - NOT FOR CONSTRUCTION

| Rev | Date | Description | App |
|-----|------|-------------|-----|
| | | | |

Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 0SP
Tel: 020-7837 5377 Fax: 020-7837 3211
6 Hole Lane, London NW7 3JX
Tel: 020-8858 1866 Fax: 020-8806 8503

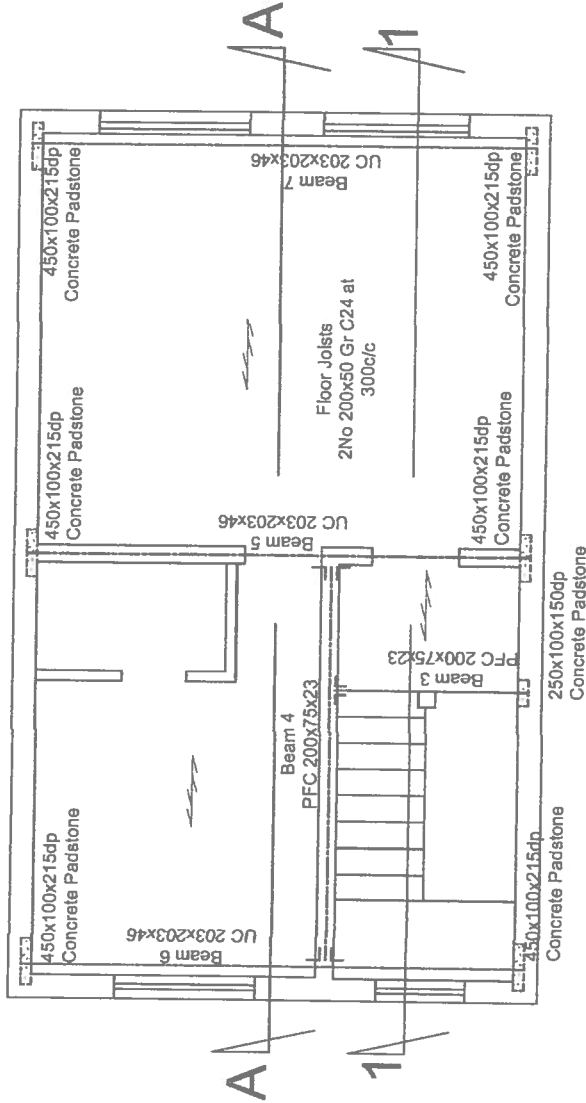
Date: 08.11.2016
Eng: RS
Job No: 16.621
Sheet No. Rev
Scale: 1:50 @ A3
1 -

Project: 34 Mill Lane NW6 London

NOTES

- All dimensions to be verified on site.
- Read in conjunction with architect's drawings.
- All steelwork designed to EN3 fabricated to EN3 and EN1090.
- All steel members to be grade S275JR steel unless otherwise noted.
- Apply 2 coats of red oxide primer/2 coats zinc rich primer to all steel prior to erection.
- All fire protection to architect's specification. provide min. 1/2 hour fire resistance capability to all steel (e.g. 12.5 mm plasterboard and 7mm skim).
- All external steel and steel within cavity to have 2 coats of bitumastic paint (RLW or similar) or galvanised.
- All steel below ground floor level to be encased in 75mm concrete unless noted otherwise.
- All welding to be 6mm fillet welds carried out in workshop.
- All black bolts to be grade 8.8.
- All timberwork designed to BS 5268 OR ENS.
- Double and triple joists to be bolted together with

- M12 bolts + 63mm dia. TP connectors and washer plate @ 450 c/c unless otherwise noted.
- Connections:
- TIMBER/BRICK: BAT SYH hanger when there is a minimum of 67.5mm of brickwork above, if not use MAXI SPEEDY hangers or equivalent.
- TIMBER/TIMBER: BAT JIFFY or MAXI SPEEDY hanger or framing anchor.
- RAFTER/TIMBER PLATE: use BAT framing anchors or angle brackets as appropriate. Do not skew nail any connection.
- ALLOW FOR BAT M305 STRAPS @ 1200 c/c for restraint of joists and all wall plates.
- Concrete padstones to be grade C25 (1:2:4).
- Foundation concrete to be grade C40.
- Foundations to be 600mm below any root activity (min 1100mm depth unless otherwise noted).
- All temporary propping by the contractor.
- New brickwork to be 35N/mm² new blockwork to be 3.5N/mm² set in 1:1:6 mortar. unless noted otherwise
- All new masonry to be fixed to existing with furtha profiles.
- All waterproofing and drainage to architect's specification.
- All works to be approved by the building control officer.
- No work to commence on site prior to building control approval of structural details.
- Any excavations works within 3m of any adjoining property or party structure may be subject to party wall agreement.
- Any deep foundations/piling within 6m may be subject to party wall agreement.
- Any beams, joists hangers, or other structural works attached to party wall may be subject to party wall agreement.
- Floor joists strapped to main brick walls in accordance with A3 disproportionate collapse guidelines. new steel beams supported on steel columns down to foundation level.



Title: **Proposed 2nd Floor Showing Structure Over**

Preliminary - NOT FOR CONSTRUCTION

| Rev | Date | Description | App |
|-----|------|-------------|-----|
| | | | |

Martin Redston Associates
Consulting Civil & Structural Engineers

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6 Hole Lane, London NW7 3HX
Tel: 020-8959 1666 Fax: 020-8906 8503

| Date: | 08.11.2016 | Sheet No. | Rev |
|----------------|------------------|-----------|-----|
| Eng: RS | Scale: 1:50 @ A3 | 2 | - |
| Job No: 16.821 | | | |

Project: **34 Mill Lane NW6 London**

NOTES

- All dimensions to be verified on site.
- Read in conjunction with architect's drawings.
- All steelwork designed to EN3 fabricated to EN3 and EN1090.
- All steel members to be grade S275JR steel unless otherwise noted.
- Apply 2 coats of red oxide primer/2 coats zinc rich primer to all steel prior to erection.
- All fire protection to architect's specification, provide min. 1/2 hour fire resistance capability to all steel (e.g. 12.5 mm plasterboard and 7mm skim).
- All external steel and steel within cavity to have 2 coats of bituminous paint (RUL or similar) or galvanised.
- All steel below ground floor level to be encased in 75mm concrete unless noted otherwise.
- All welding to be 6mm fillet welds carried out in workshop.
- All black bolts to be grade 8.8.
- All timberwork designed to BS 5268 OR EN5.
- Double and triple joists to be bolted together with

M12 bolts + 63mm dia. TP connectors and washer plate @ 450 c/c unless otherwise noted.

13. Connections:

TIMBER/BRICK: BAT SPH hanger when there is a minimum of 67mm of brickwork above, if not use MAXI SPEEDY hangers or equivalent.

TIMBER/TIMBER: BAT JIFFY or MAXI SPEEDY hanger or framing anchor.

RAFTER/TIMBER PLATE: use BAT framing anchors or angle brackets as appropriate. Do not skew nail any connection.

ALLOW FOR BAT M305 STRAPS @ 1200 c/c for restraint of joists and all wall plates.

14. Concrete padstones to be grade C25 (1:2:4).

15. Foundation concrete to be grade C40.

16. Foundations to be 600mm below any root activity (min 1100mm depth unless otherwise noted).

17. All temporary propping by the contractor.

18. New brickwork to be 35N/mm² new blockwork to be 3.5N/mm² set in 1:1:6 mortar, unless noted otherwise.

19. All new masonry to be fixed to existing with fixfix profiles.

20. All waterproofing and drainage to architect's specification.

21. All works to be approved by the building control officer.

22. No work to commence on site prior to building control approval of structural details.

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24. Any deep foundations/piling within 6m may be subject to party wall agreement.

25. Any beams, joists hangers, or other structural works attached to party wall may be subject to party wall agreement.

26. Floor joists strapped to main brick walls in accordance with A3 disproportionate collapse guidelines, new steel beams supported on steel columns down to foundation level.

Title: Proposed Structural Section Details

Pr linin ry NOT FOR CONSTRUCTION

| Rev | Date | Description | App |
|-----|------|-------------|-----|
| | | | |

Martin Redston Associates
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Tel: 020-7637 5377 Fax: 020-7637 3211

6 Hole Lane, London NW7 3W

Tel: 020-8959 1666 Fax: 020-8906 8503

Date: 11.11.2016

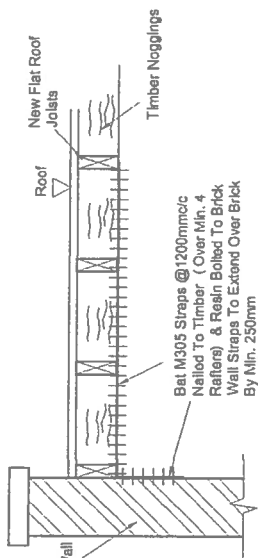
Sheet No. Rev

Eng. RS Scale: 1:50@A3

Job No: 16.621

Project:

34 Mill Lane NW6 London



STEEL BEAM STANDARD CLEAT CONNECTION DETAIL

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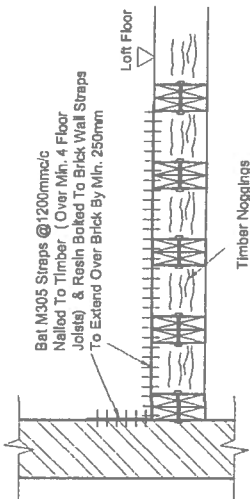


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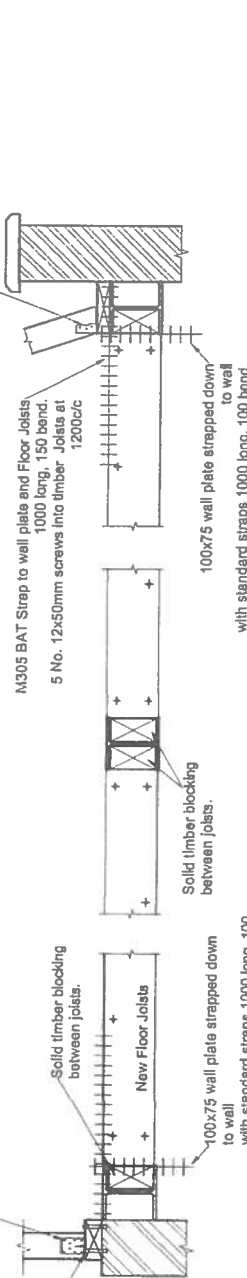
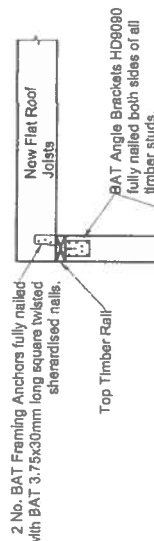
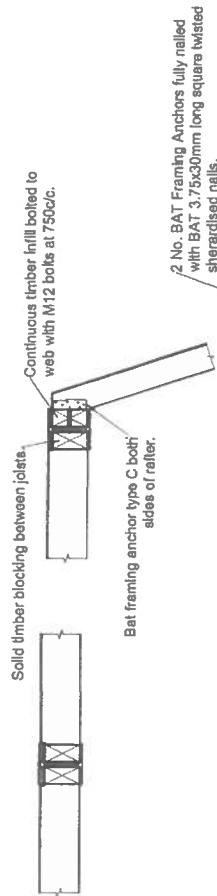
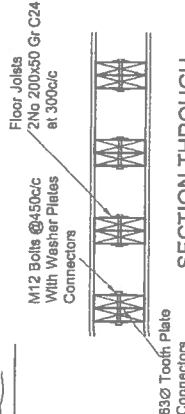
ROOF STEEL BEAM STAPPING DETAIL

Applies to all roof beams

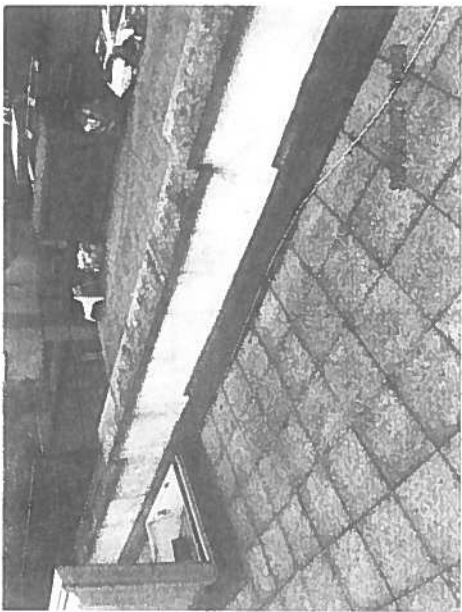
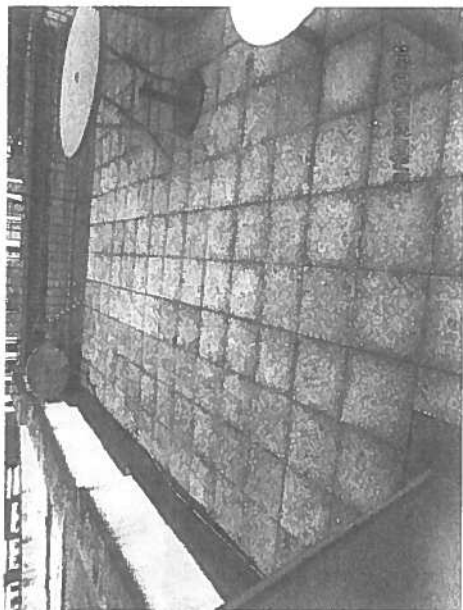
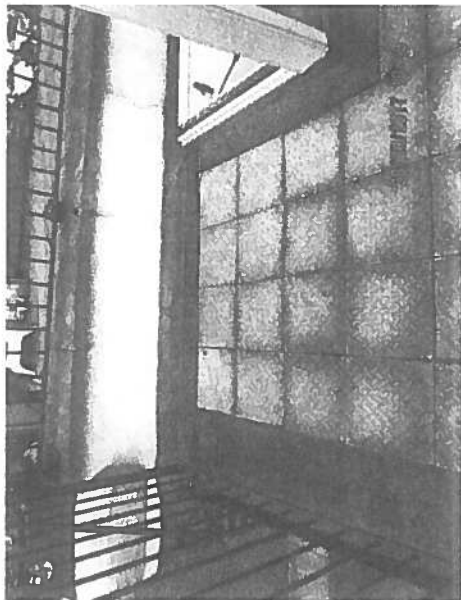
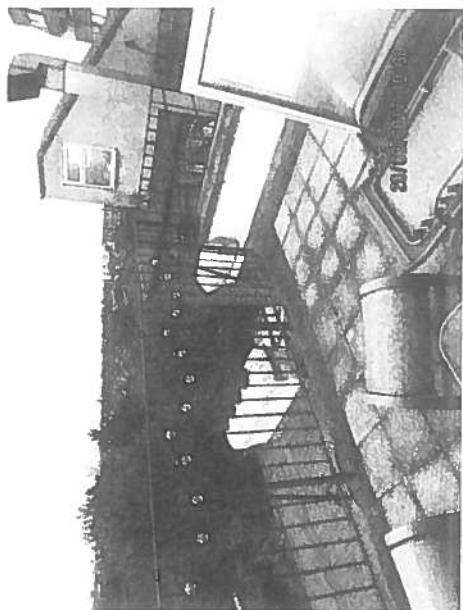
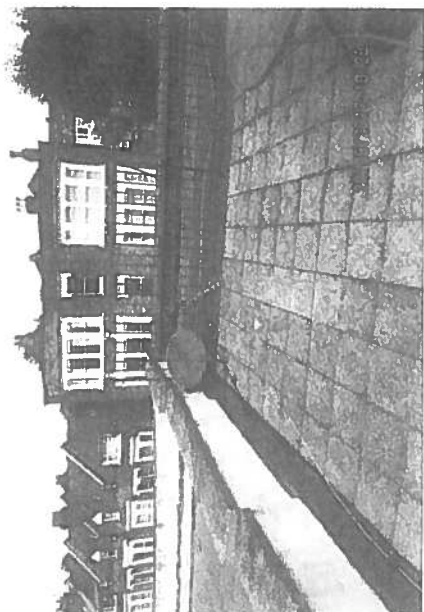
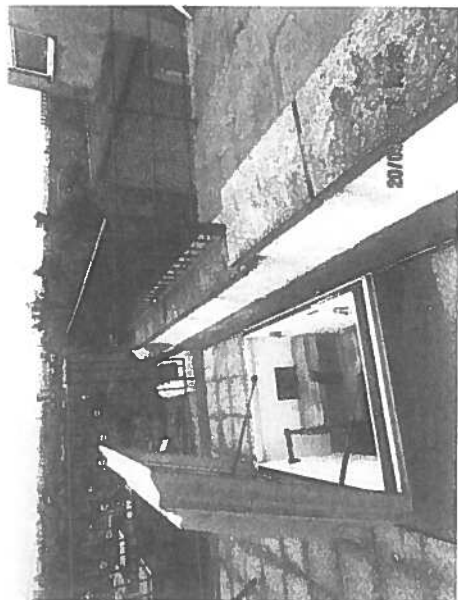
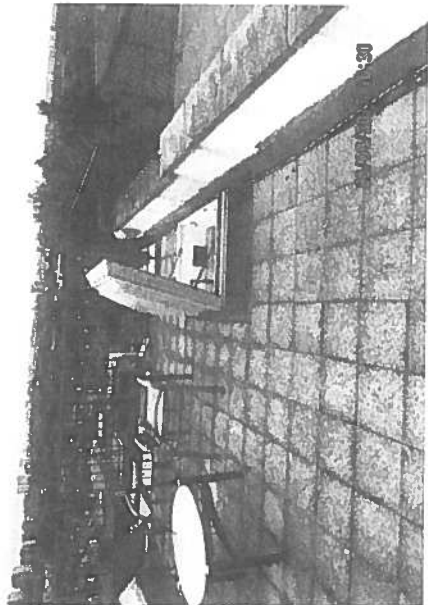
SECTION THROUGH FLANK WALL SHOWING STRAPS TO RAFTERS AND FLOOR JOISTS

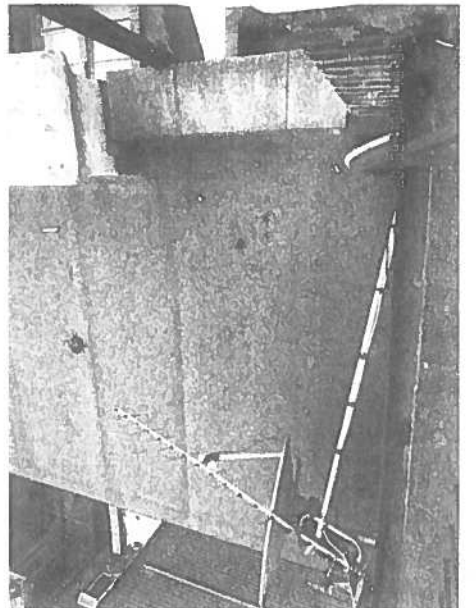
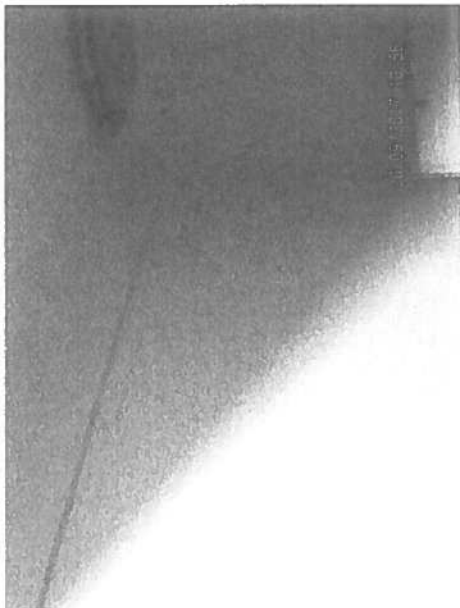
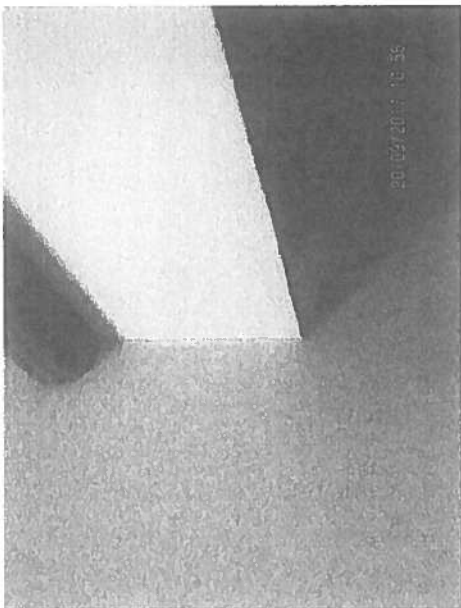
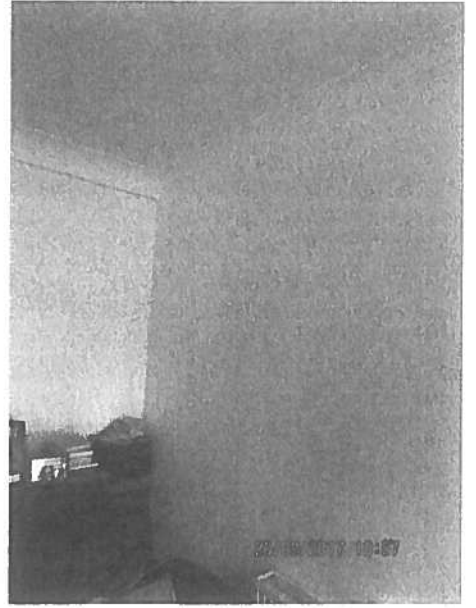
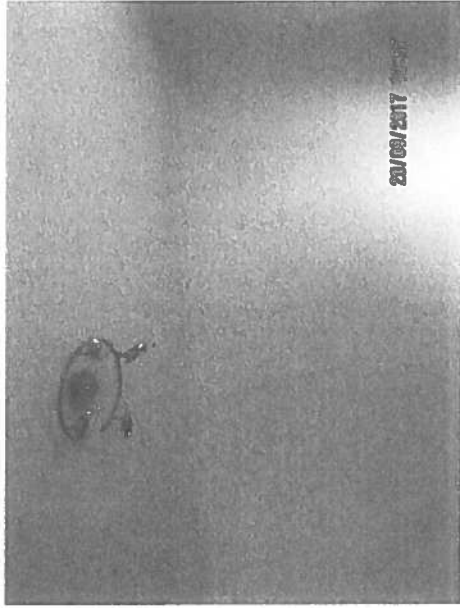


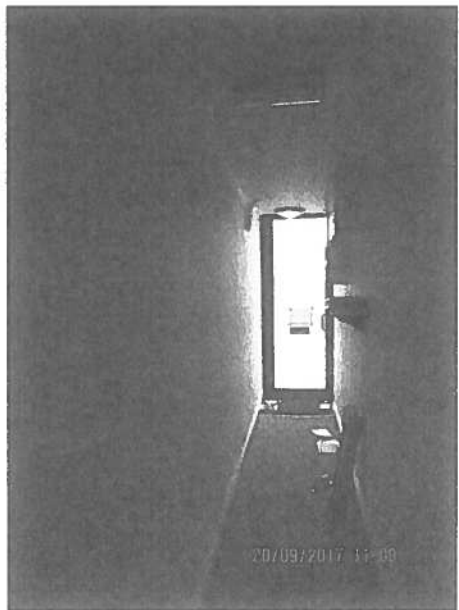
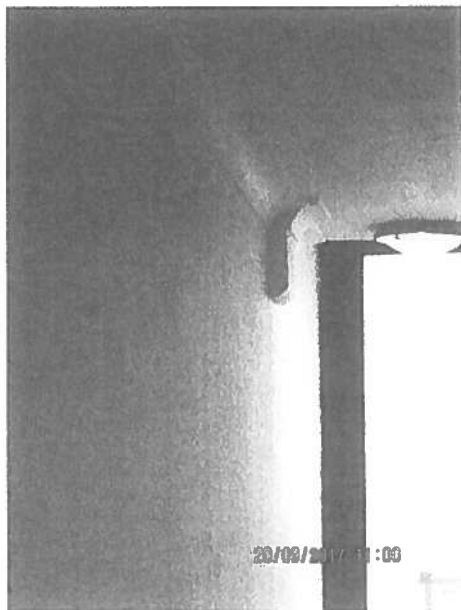
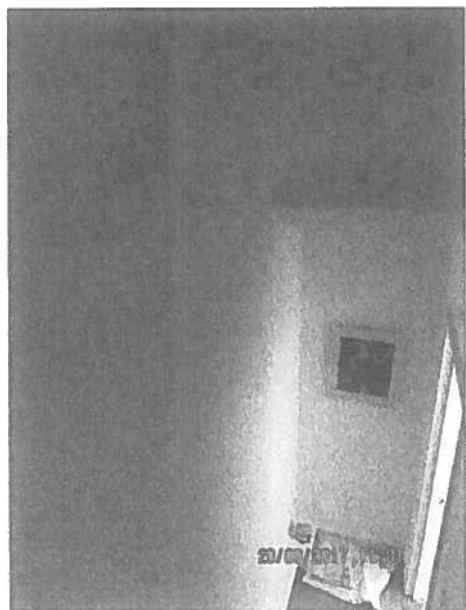
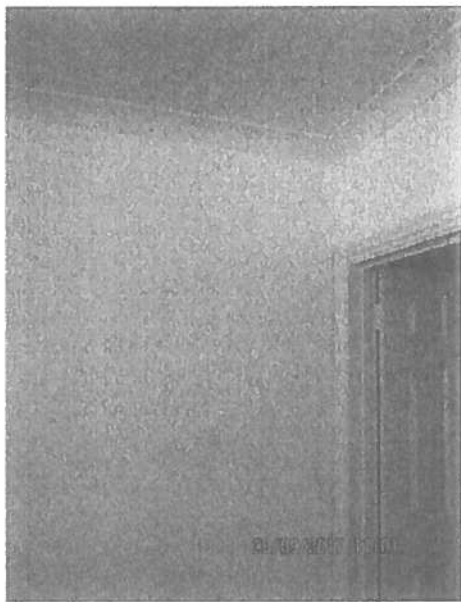
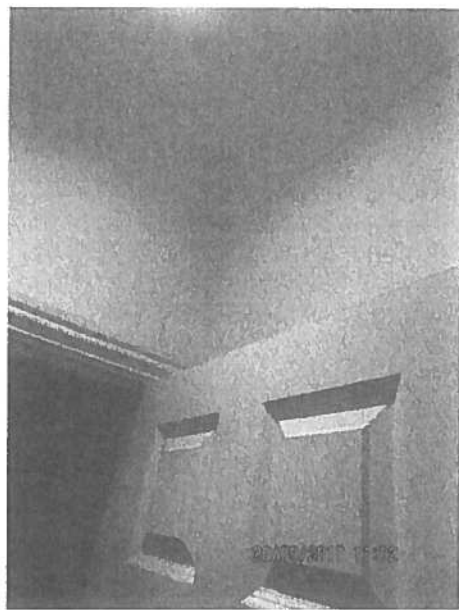
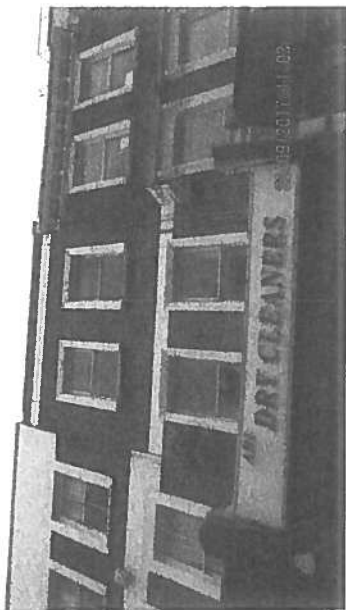
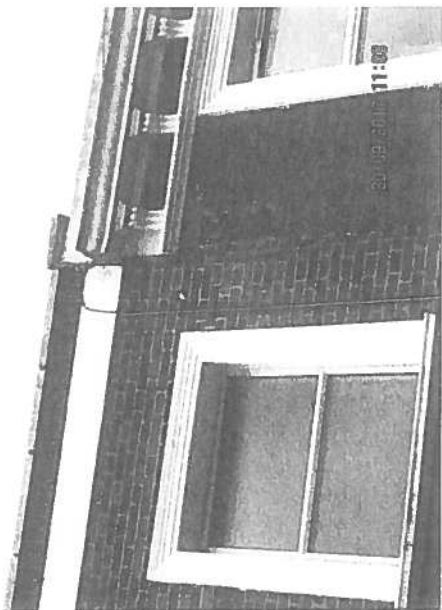
SECTION THROUGH LOFT FLOOR

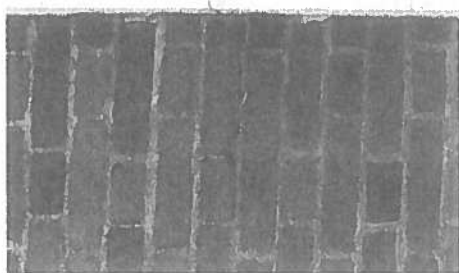
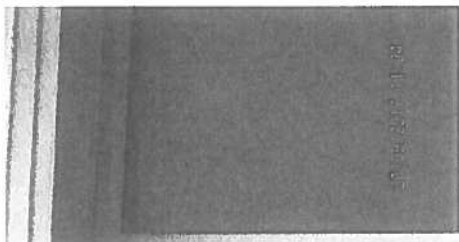
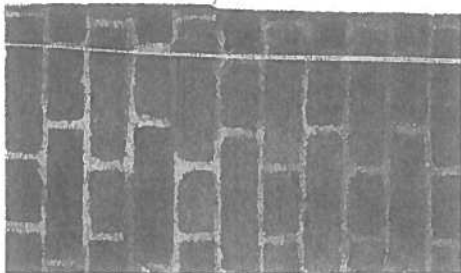
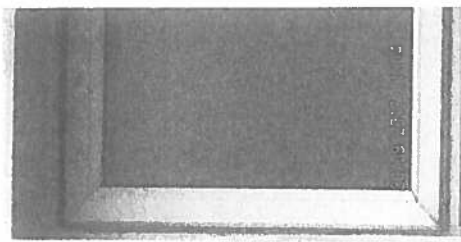


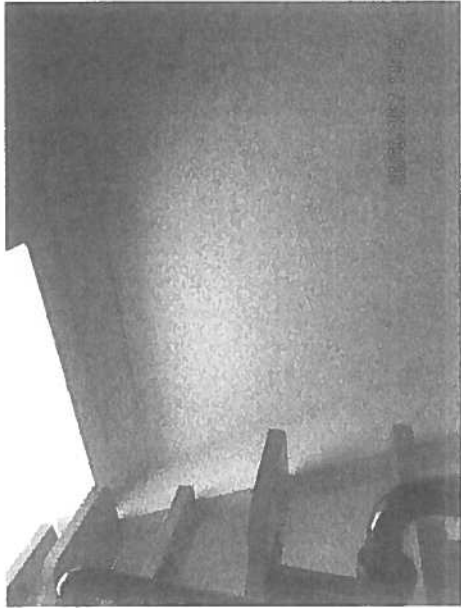
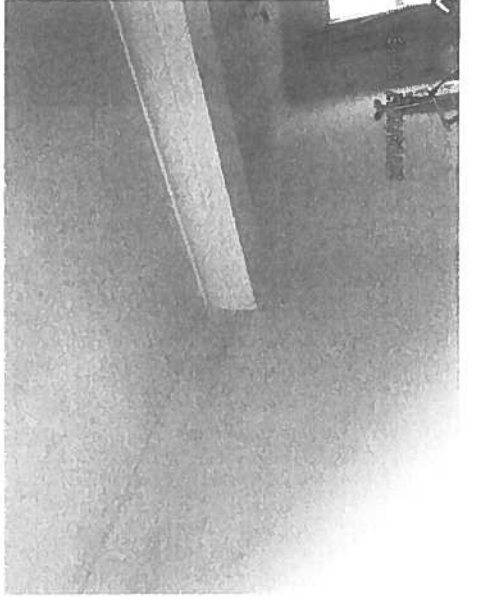
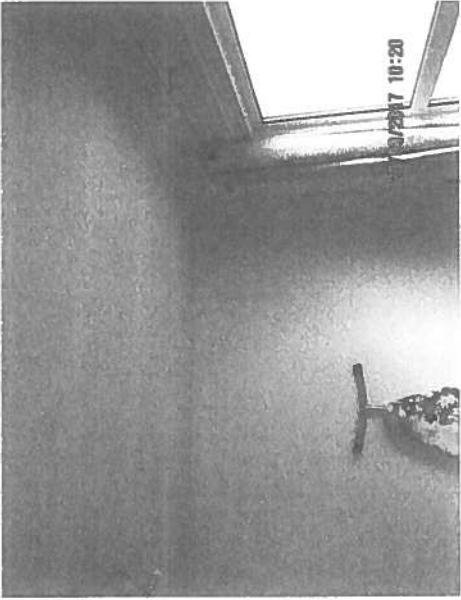
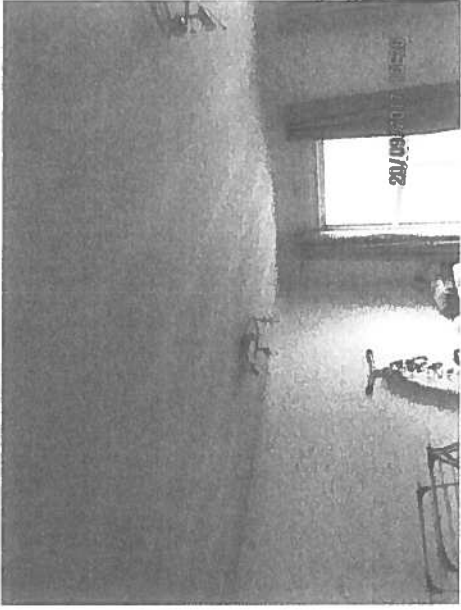
SECTION 1-1 SECTION THROUGH DORMER











APPENDIX

'D'

Mr Hannes Voss
Kyson Design Ltd
28 Scrutton Street
London
EC2A 4RP

Application Ref: **2016/2661/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
40-42 Mill Lane
LONDON
NW6 1NR

Proposal:

Convert ancillary accommodation to existing Class A4 use at 1st & 2nd floors to create 3 x 1-bed and 2x 2bed flats with roof and second floor rear extension, associated alterations and retain existing public house (Use Class A4) at basement and ground floors.

Drawing Nos: Planning Brochure Revision E, 0500A, 0501A, 1000A, 1001B, 1002A, 1003A, 1004A, 1100B, 1101A, 1102A, 1200A, 1201A, 1999B, 2000C, 2001B, 2002A, 2003A, 2004B, 2100B, 2101B, 2102B, 2200B, 2201A, Sustainability statement, BREEAM assessment and Energy Assessment statement by Eight Associated dated 14/09/16, Letter dated 10/8/16 and Noise Exposure Assessment dated 3/8/16 by Clement Acoustic, email from Hannes Voss confirming access arrangements dated 17/10/16.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

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

Planning Brochure Revision E, 0500A, 0501A, 1000A, 1001B, 1002A, 1003A, 1004A, 1100B, 1101A, 1102A, 1200A, 1201A, 1999B, 2000C, 2001B, 2002A, 2003A, 2004B, 2100B, 2101B, 2102B, 2200B, 2201A, Sustainability statement, BREEAM assessment and Energy Assessment statement by Eight Associated dated 14/09/16, Letter dated 10/8/16 and Noise Exposure Assessment dated 3/8/16 by Clement Acoustic and email from Hannes Voss confirming access arrangements dated 17/10/16.

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

- 4 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L_{nT,w}$ of at least 10dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling separating the commercial part(s) of the premises from dwellings, noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial

noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to implementation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the development commences, details of secure and covered cycle storage area for 7 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 policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The hereby approved privacy screening shall be installed prior to the occupation of the hereby approved flats, and shall be retained in perpetuity unless otherwise approved by the local planning authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units 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 policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

It is proposed to use the upper floors of the site for residential use separate to the existing public house which would be retained at ground and lower ground floor levels. The retention of the existing public house (Class A4) use is supported as it is an Asset of Community Value and a local employer and would be in accordance with Camden policies CS7, CS8 and DP12.

The principle of the use of the upper floors for residential accommodation is also supported as these do not form part of the day to day running of the pub and are currently an under-utilised space. The proposed residential use would meet a priority land use of Camden's Core Strategy and would be in line with policies CS6 and DP2 which seek to maximise the supply of additional homes within the borough.

The proposal provides three 1-bed and two 2-bed flats which complies with policy DP5 providing more than 40% of the total number of residential accommodation as 2 bedroom units.

The Council has set minimum internal space standards within CPG2 (Housing) and the London Plan provides minimum space standards for new residential development. The 3 x 1 bedrooms flats proposed would have gross internal floor areas of 55, 50 and 51.2sqm and the 2 x 3 bedrooms would have floor areas of 71 & 73.6sqm. All of the proposed flats would comply with both CPG2 and the London Plan. The proposed units would provide a satisfactory standard of accommodation for future occupiers and they will all have an acceptable layout, ceiling heights, room sizes and provision of sunlight, daylight, ventilation and outlook. The proposed terraces would also provide an acceptable level of amenity space for future residents.

The proposal includes a sensitive approach for extending and refurbishing the existing building that would meet modern requirements whilst being sympathetic to the host building and historic nature of the surrounding area in accordance with policies CS5, CS14 and DP24. The improvements proposed will ensure the retention of the Class A4 use and will not have any harmful impact on residents and the local area.

Regarding access, a new residential access door and a pub fire escape door would be provided on the Mill Lane Elevation which would provide a step with contrasting nosing in front of it and a handrail support. The communal residential

stairs would also have contrasting step nosings with handrails on either side to ensure improved access for future occupiers. A new timber door and refuse double doors are also proposed on the Ravenshaw Street elevation which would sit comfortably within the streetscene.

Conversions of this level of floorspace (336sqm and 4 units) into residential would need to meet BREEAM for Domestic Refurbishments 'excellent' rating. Camden also requires conversions to achieve a minimum 60% score in the energy and water with 40% in materials. A BREEAM for Domestic Refurbishments assessment has been submitted indicating an 'excellent' rating can be achieved and that the minimum scores in the energy (69%), water (70%) and materials (64%) sub-categories can be achieved. The development is targeting BREEAM Excellent rating, with a preliminary score of 74.45% and 77.59% of available energy credits, 70.83% of available water credits and 70.83% of available materials credits which is excellent. A Section 106 legal agreement would be required to secure a commitment to BREEAM for Domestic Refurbishments 'excellent' rating, as indicated in a pre-assessment and post-construction review.

- 2 With regards to external design, the proposed refurbishment are considered to enhance the external facades by reinstating parapets, banisters, window pediments, and adding cornices, windows to match existing pattern and improving the visual symmetry of the building. This is also aligned with the local Neighbourhood Plan which recommends that development should be aligned with the existing structures.

The extent of the second floor rear extension would not be creating any loss of outlook to neighbouring properties. There would be no loss of privacy from overlooking due to the locations of the created roof terraces as it would be at a considerable distance, a condition would added to erected screens to be erected prior to occupation. Due to the nature of the external works, it is considered that the proposal would not result in any harm by way of a loss of light or outlook for neighbouring occupiers. With regards to noise, acoustic information has been submitted. They have identified the need for enhanced sound insulation in which is considered acceptable subject to conditions.

The location of the site is within a PTAL 4 Zone. The site is within walking distance to Kilburn Underground Station (Jubilee line), West Hampstead Underground Station (Jubilee line), West Hampstead Rail and Brondesbury Rail. There is currently no on-site parking. The site is within the controlled parking zone CA-F and there will be no further provision of parking permits for new residents. To comply with the London Plan there will be provision for a minimum of 7 cycle parking spaces accommodated securely internally and accessible from Ravenshaw Street. The spaces will be provided using 4no. Sheffield stands. As the new units would benefit from excellent public transport and lie within a town centre, it is considered that they would have to be car free and exempt from applying for a parking permit. This would be secured via a Section 106 Legal Agreement. Waste collection for the A4 unit will be retained as per existing. The residential units will be provided with separate internal storage for both household and recycled waste within the kitchen units. Refuse storage is provided and will be accessed directly from Ravenshaw Street.

One objection has been received prior to making this decision. The sites 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 CS5, CS6, CS7, CS8, CS11, CS13, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP12, DP17, DP18, DP19, DP22, DP23, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016, consolidated with alterations since 2011, paragraphs 14, 17, 23-27, 29-41, 47-51, 56-68 and 126-141 of the National Planning Policy Framework and policies within the Fortune Green & West Hampstead Neighbourhood Plan Policies 1 (Housing); 2: (design and character); 7 (Sustainable Transport) 12 (Business, commercial and employment premises); and 14 (Mill Lane Neighbourhood Centre).

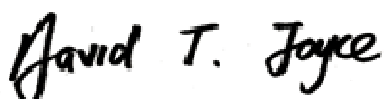
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, 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.
- 4 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).

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.

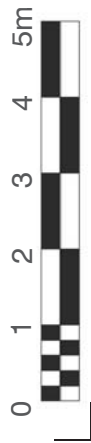
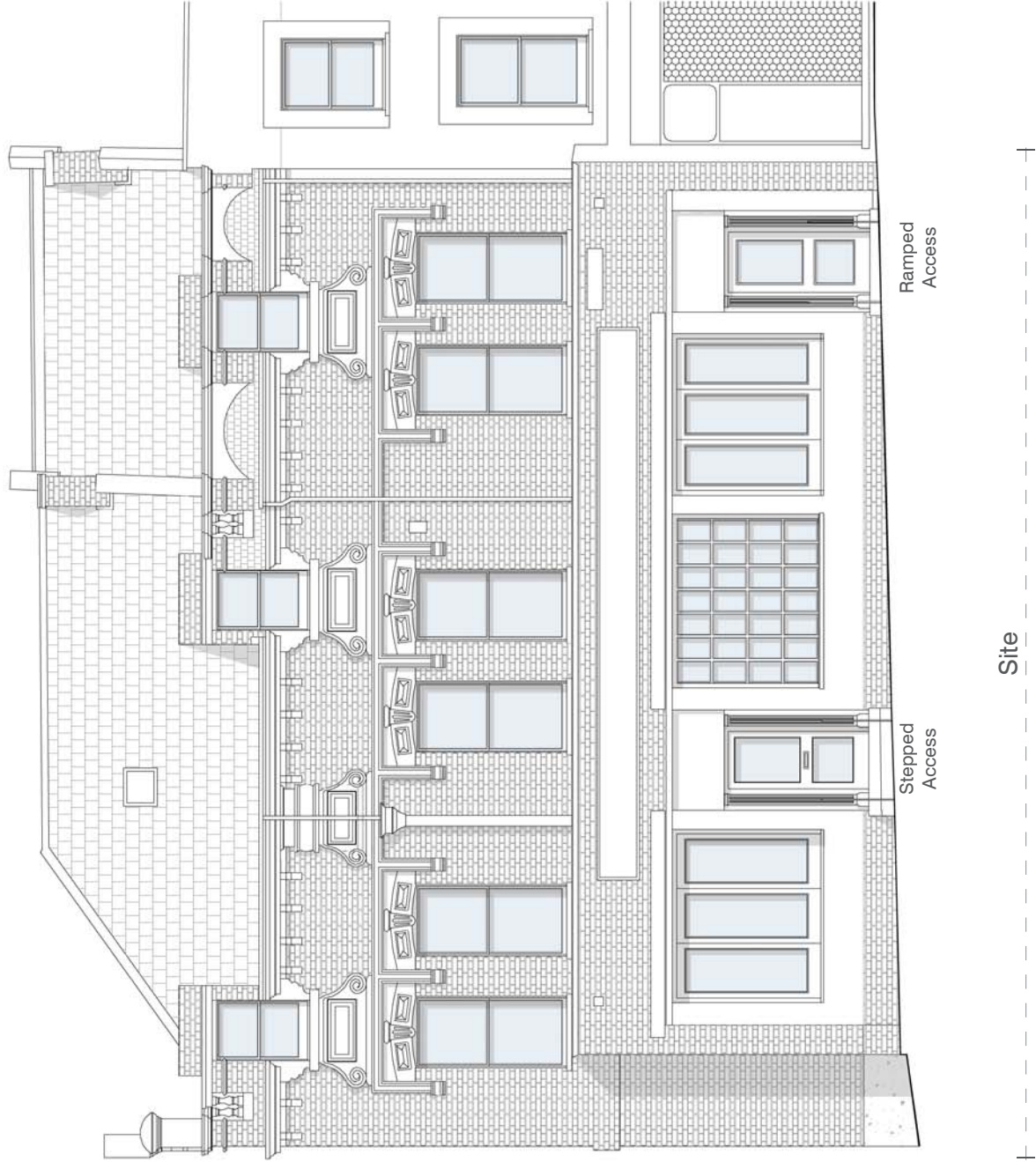
You can find advice about your rights of appeal at:

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

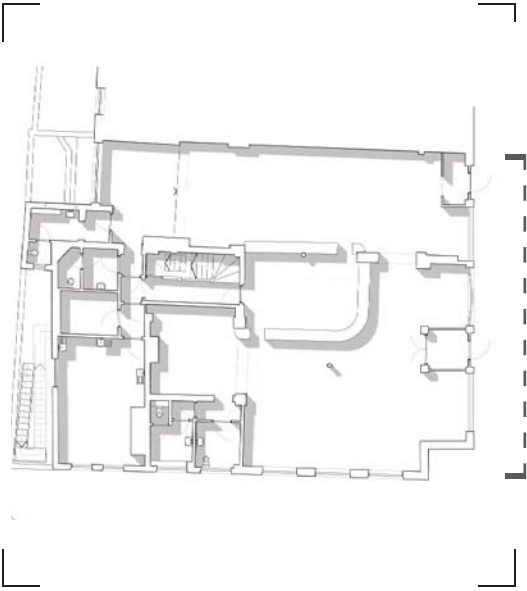
Yours faithfully

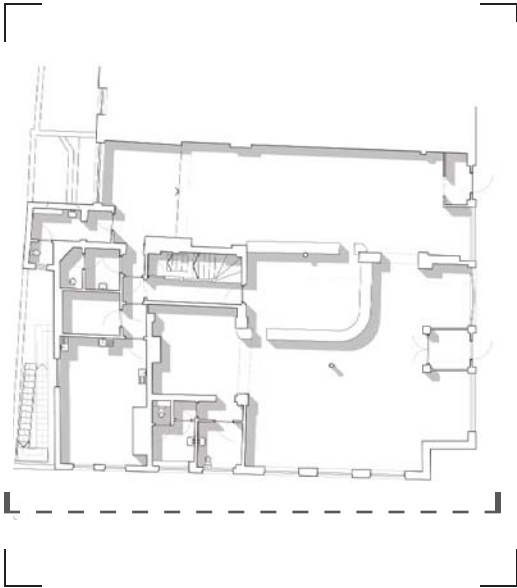


David Joyce
Executive Director Supporting Communities



MILL LANE ELEVATION. DRAWING no. 1100B. 1:100@A3



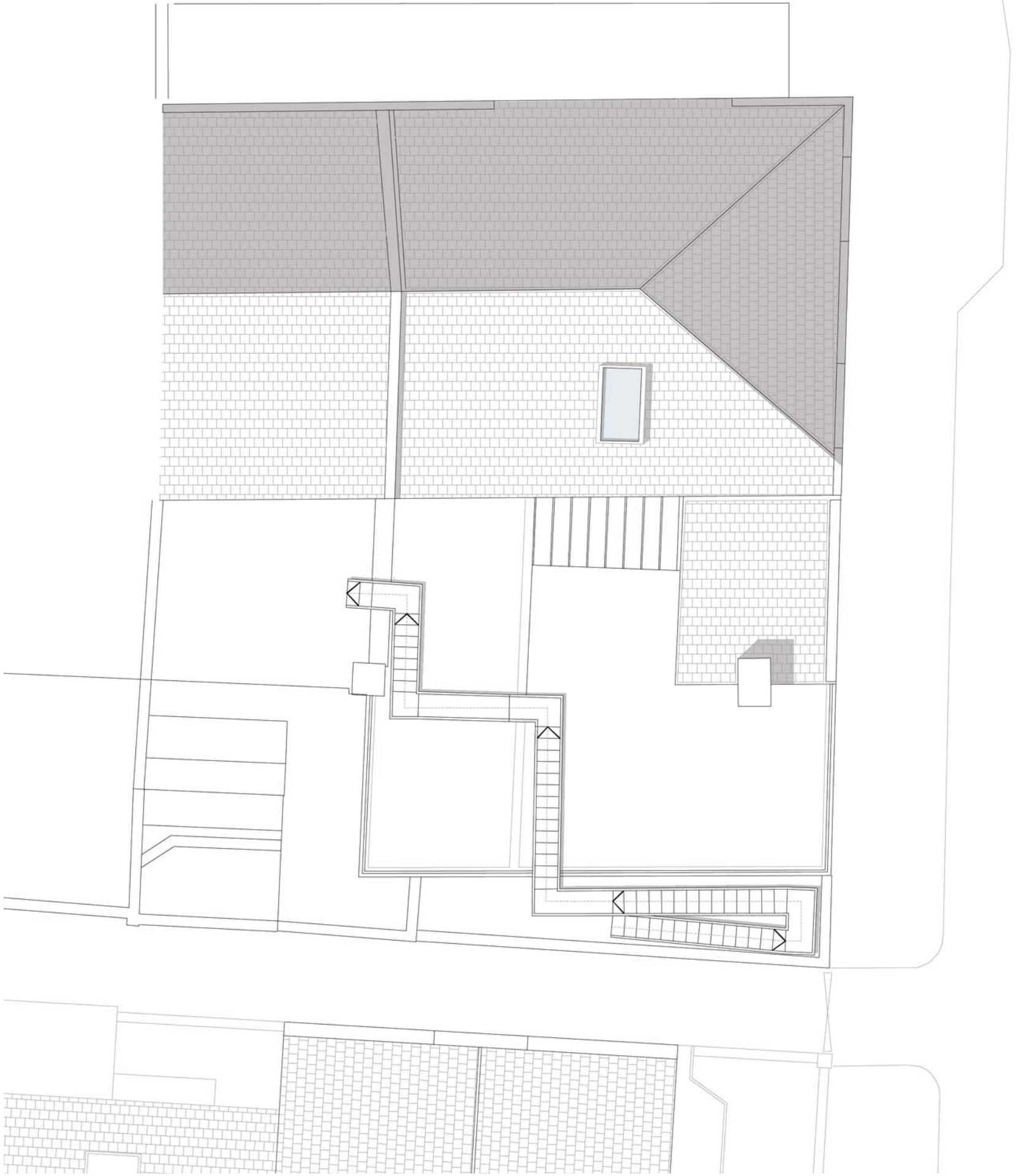


RAVENSHAW STREET STREET ELEVATION. DRAWING no. 1101A. 1:100@A3



REAR ELEVATION. DRAWING no. 1102A. 1:100@A3



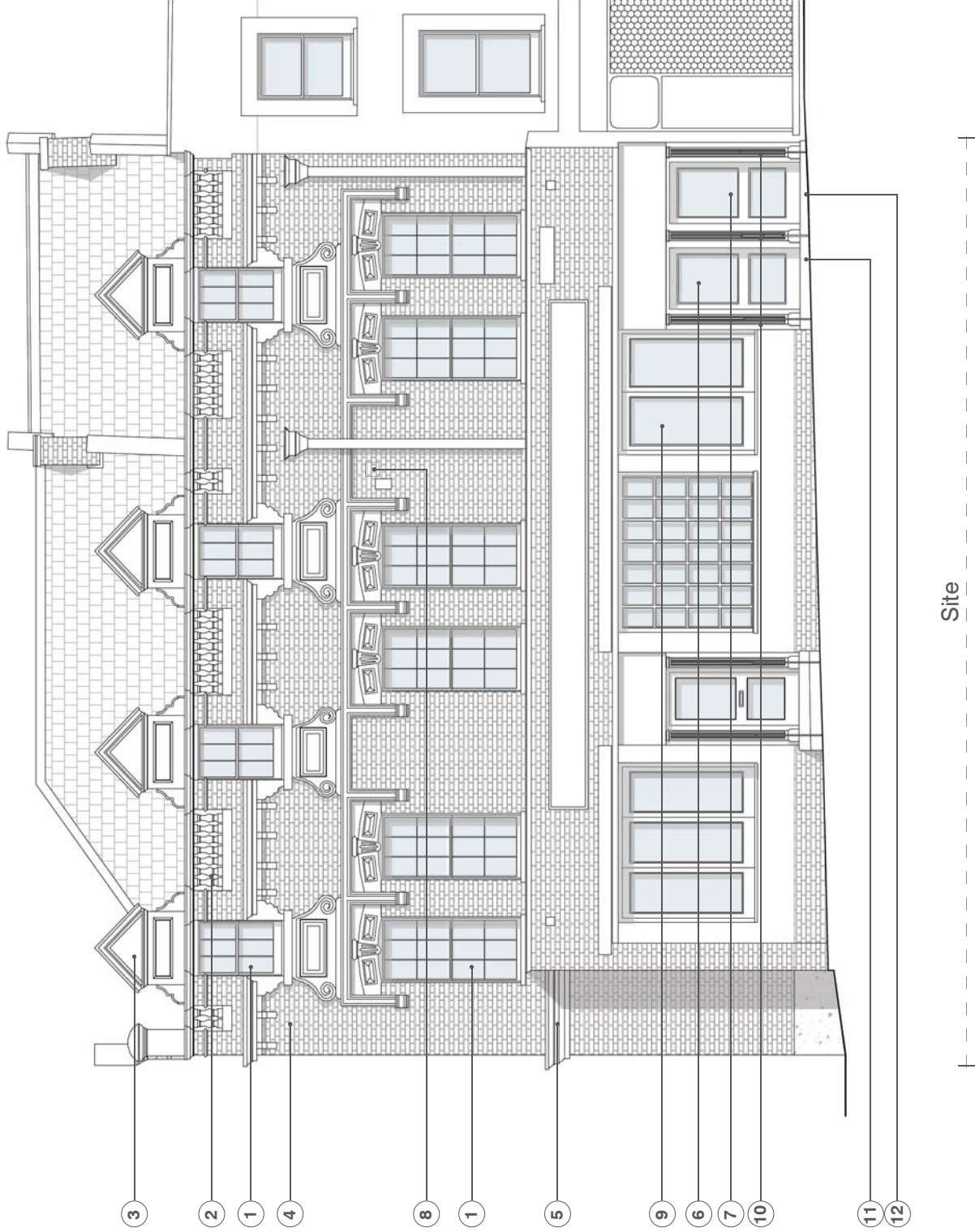


0 1 2 3 4 5m

ROOF PLAN. DRAWING no. 1004A. 1:100@A3

Key

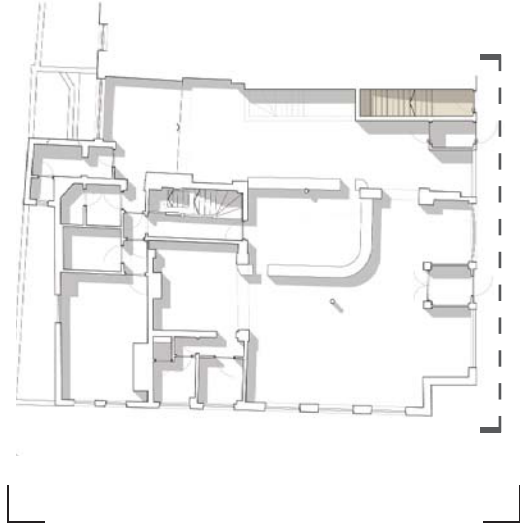
- 1 New double glazed sash windows
- 2 Re-instated parapet including banisters; details to match existing
- 3 Re-instated window pediment
- 4 Brickwork to be cleaned and made good
- 5 New cornice
- 6 New glazed door for Public House (fire escape)
- 7 New residential entrance with frosted glazing
- 8 Air bricks to be installed, painted to match existing brickwork colour (location indicative)
- 9 New windows to match existing
- 10 Metal handrails to match existing
- 11 Ramped access to match existing
- 12 Stepped access

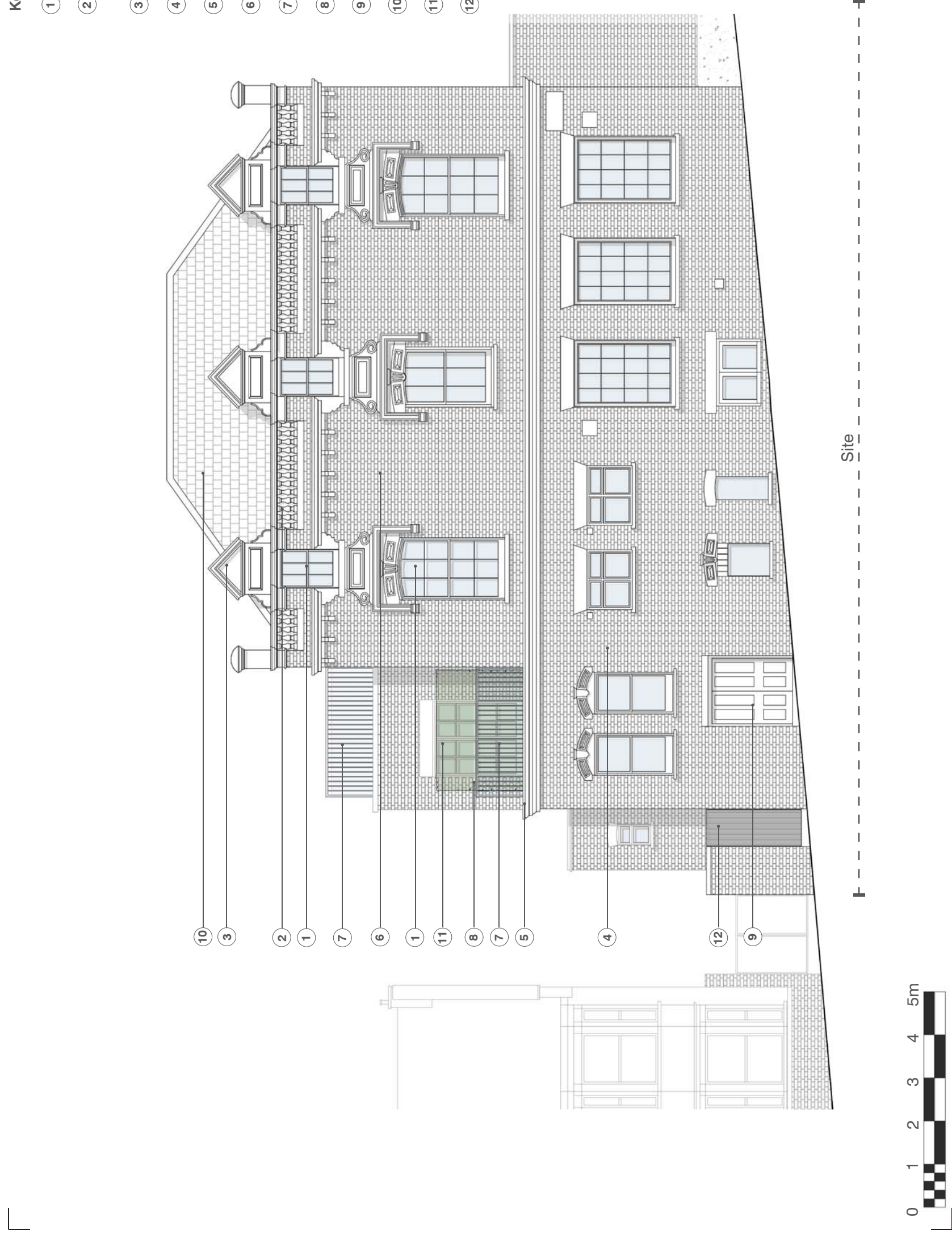


MILL LANE ELEVATION. DRAWING no. 2100B. 1:100@A3



Example of external cast iron air brick





RAVENSHAW STREET ELEVATION. DRAWING no. 2101B. 1:100@A3



Key

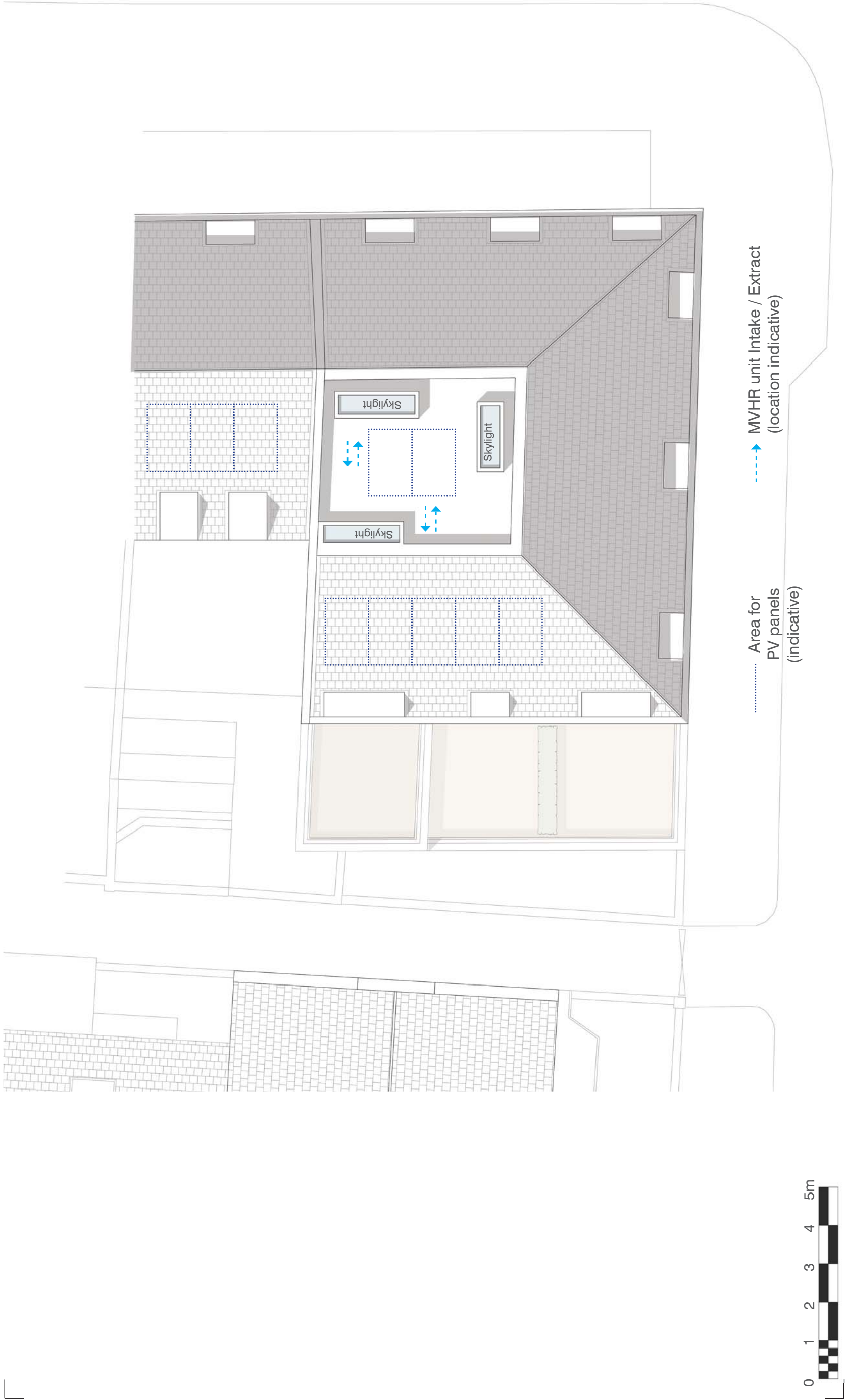
- ① New double glazed sash windows
- ② Re-instated window pediment
- ③ Brickwork to be cleaned and made good
- ④ New cornice
- ⑤ Rear extension; brickwork to match existing
- ⑥ Metal balustrade, painted black
- ⑦ Privacy Screening
- ⑧ New roof; Roof tiles to match existing
- ⑨ New double glazed door
- ⑩ Air bricks to be installed, painted to match existing brickwork colour (location indicative)



Example of external
cast iron air brick



REAR ELEVATION. DRAWING no. 2102B. 1:100@A3



ROOF PLAN. DRAWING no. 2004B. 1:100@A3