



Application ref: 2017/5214/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 5 March 2018

Development Management
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NW11 7TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:
16 Hollycroft Avenue
Hampstead
London
NW3 7QL

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/5365/P dated 05/05/2017 for: The erection of a two storey rear extension at basement level with terrace above, following the demolition of the existing rear extension, erection of single storey infill extension to the flank elevation, new first floor extension, excavation of existing basement for ancillary accommodation with front lightwell, replacement of the rear dormer windows with door and installation of balustrade for inset balcony at roof level, new windows to the flank at ground floor level, installation of new rooflights and solar panels to the rear elevation all associated with the use as a dwelling house, namely the installation of metal balustrade associated with the use of the flat roofs as terraces at first and second floor level.

Drawing Nos: Proposed plans; 06.951.10 REVJ, 06.951.11 REVJ, 06.951.12 REV K, 06.951.13 REV H, 06.951.15 REV H, and 06.951.16. REV E.

Superseded: 06.951.10 REVF, 06.951.11 REV F, 06.951.12 REV G, 06.951.13 REV F, 06.951.15 REV F and 06.951.16 REV C.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2016/5365/P dated 05/05/2017.

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

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

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

- 3 For the purposes of this decision, condition 3 of planning permission 2016/5365/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans-06.951.01, 06.951.02 REVF, 06.951.04, 06.951.05, 06.951.06, 06.951.07 REVA, 06.951.08 REV F, 06.951.09 REV H, 06.951.10 REV J, 06.951.11 REV F, 06.951.12 REV K, 06.951.13 REV H, 06.951.14 REV G, 06.951.15 REV G, 06.951.16 REV E, 06.951.18, 06.951.19, Revised Basement Impact Audit from Campbell Reith dated February 2017, Basement Impact Audit from Campbell Reith dated December 2016, Basement Impact Assessment commissioned by Vincent & Rymill dated October 2016, Ground Investigation and Basement Impact Assessment Report commissioned by Vincent & Rymill Dated November 2016, Construction Management Plan Pro Forma dated October 2016, Construction Management Plan Pro Forma dated March 2017, Ground & Water Ground Investigation and Basement Impact Report Dated November 2016 and (Superseded) Design and Access Statement Revision C Dated 19th April 2017.

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

- 4 The development hereby approved shall not be implemented except in accordance with the details of the engineer approved under reference 2017/2594/P dated 26/05/2017 or in accordance with other such details which are submitted to and approved in writing by the local planning authority prior to commencement.

Such details to confirm that a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body and shall include details of the appointment and the appointee's responsibilities. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s) in accordance with the requirements of policies A1 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The development shall not be implemented other than in accordance with the landscape details approved under reference 2017/2603/P dated 12/07/2017 or in accordance with other such details which are submitted to and approved in writing by the local planning authority. Such details to include full details of hard and soft landscaping, including replacement trees and means of enclosure of all un-built, and including such details as earthworks, grading, mounding and other changes in ground levels.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The proposed window to the flank elevation at ground floor level (serving the proposed store room) shall be obscure glazed and fixed shut.

This glazing shall be retained permanently thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties and gardens in the area is not adversely affected by in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The application seeks minor amendments to the development approved under ref. 2016/5365/P dated 05/05/2017, namely to the installation of metal balustrades at

first and second floor level following the replacement of the approved windows with timber framed doors. The neighbouring properties no's 14 and 18 Hollycroft Avenue consist of roof terraces to the rear (south) at first and roof level. Moreover, no. 14 annex-wing extension includes a glass balustrade with full width doors at first and second floor levels.

The originally submitted glass balustrades for the proposed terraces at first and second floor were revised to metal railings, which are considered to be appropriate to a building of this age and style. The first floor roof terrace would measure approximately 2.6m in depth x 4.2m in width, while the 2nd floor terrace would measure approximately 1.4m in depth x 3.9m in width. The proposed terrace would be similar size with no.14 which was approved under reference 2015/3208/P. These changes represent minor amendments to the approved design that are sympathetic to the host building and will preserve the character and appearance of the conservation area.

There are mutual levels of overlooking between the neighbouring properties and the proposed roof terraces at first and second floor and the proposals would not exacerbate this by virtue of their size and positioning on the rear elevation. The proposed terraces would be located approximately 7.9m from no.14 to the west, 5.6m from number 18 Hollycroft Crescent to the east. Furthermore, both terraces would face away from the rear door of the neighbouring properties. As such, the harm of the proposed roof terraces would be less than detrimental. Given the size of the terraces and its use as ancillary residential use it is not anticipated that the roof terrace would give rise to noise nuisance or loss of privacy in this location.

The original permission was granted subject to a s106 agreement for a construction management plan and associated financial contribution. A deed of variation to the s106 legal agreement would be required to secure the changes to the development. The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, policies A1, D1 and D2. The proposals also accord with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

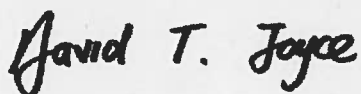
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

