

Application ref: 2016/2218/P  
Contact: Thomas Sild  
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Date: 4 May 2018

**Development Management**  
Regeneration and Planning  
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Sacks Maguire Architects  
155A Regents Park Road  
London  
NW1 8BB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**The Old Bank House**  
**14 Hampstead High Street**  
**London**  
**NW3 1PX**

Proposal:  
External alterations including basement excavation works, rear extensions at ground, first and second floors including second floor rear roof extension, enlargement of first floor rear roof terrace area and alterations to fenestration of existing front dormer windows.

Drawing Nos: Site Location Plan (619 P00 Rev B), 619 P01 Rev B, 619 P02 Rev D, 619 P03 Rev F, 619 P04 Rev E, 619 P05 Rev F, 619 P12 Rev E, 619 P13 Rev E, 619 P16 Rev C, 619 P17 Rev D, 619 P18 Rev D, 619 P20 RevB, 619 P21 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 this permission.

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

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

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (619 P00 Rev B), 619 P01 Rev B, 619 P02 Rev D, 619 P03 Rev F, 619 P04 Rev E, 619 P05 Rev F, 619 P12 Rev E, 619 P13 Rev E, 619 P16 Rev C, 619 P17 Rev D, 619 P18 Rev D, 619 P20 RevB, 619 P21 Rev C

Reason:

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

- 4 The development hereby approved shall not commence until such time as 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. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. 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 D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals supersede a commenced permission from 2013 (2013/2948/P) which proposed a broadly similar scheme. The existing basement area will be lowered by 0.3m and extended to both the front and rear of the property. The basement proposals have been assessed by the Council's technical advisors alongside the Basement Impact Assessment from 2013 and it has been determined that the proposed works would not appreciably change the impacts arising. As such, the Basement Impact Assessment for the previous application is considered appropriate and applicable to the current proposal.

The property has been altered and extended in various ways over a significant period of time, and its original form to the rear has been diminished as a result. Part of the ground floor will be extended 3.7m to the rear, and the existing closet wing

will be widened to allow for the relocation of the internal staircase, and extended upwards to the second floor. The roof extension at second floor replaces a non-original dormer extension and roof terrace area which is not considered to contribute positively to the appearance and character of the building. Plans have been revised to reduce the size of the window within the proposed dormer extension and to omit a proposed second dormer in the rear roof slope.

The proposals have been assessed by the Council's conservation team and the scheme is considered to preserve and enhance the special interest of the grade II listed building and the character of the surrounding conservation area.

There is no objection in principle to infilling the rear lightwell and area between the existing rear additions at ground floor levels. The new extension would be clad in shiplap timber to appear as a distinct addition to the property whilst still having reference to the historic materials used for building of this age. The timber cladding is also to be used for the vertical walls of the roof extension.

There would be no impact on daylight or sunlight levels to neighbouring properties as a result of the proposals. The adjacent property to the east (12-13 Hampstead High Street) is a four storey block of flats which has no windows in its west elevation facing the application property and has a deeper footprint than the application property. The adjacent property to the west (15 Hampstead High Street) contains a three storey building with a shallower footprint than the application site however the proposed extensions are not located near to the boundary with number 15 and would have no adverse impact. Therefore, the proposed development would cause no harm to neighbouring amenity in terms of loss of privacy or outlook.

One objection was received following statutory consultation and duly considered prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and to the setting of neighbouring listed buildings, and of conserving or enhancing the character and appearance of the conservation area under s.66 & s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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

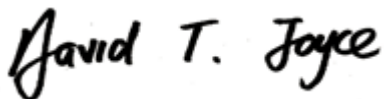
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning