

Application ref: 2017/6046/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 14 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

4orm
1-5 Offord Street
London
N1 1DH

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:

**Grove Lodge Admiral's Walk
LONDON
NW3 6RS**

Proposal:

Variation of Condition 3 (approved plans) to planning permission granted on 05/10/2016 (Ref: 2015/4485/P), for the erection of side and rear extension, basement and outbuilding along with soft and hard landscaping and associated alterations following removal of existing extensions, namely increasing the size of window to existing basement room; re-opening existing lightwell; confirmation of selection of materials for proposed side and rear extensions; change to window sizes in proposed extension; introduction of a chimney stack to rear elevation of proposed extension; Reduce level of garden terrace; Revisions to design of Orangery; alterations to stair at ground floor, internal alterations and first floor level and window replacements.

Drawing Nos: Approved: dNA GLR 01 002 Rev P3; dNA GLR 01 100 Rev P3; dNA GLR 01 101 Rev P3; dNA GLR 01 102 Rev P3; dNA GLR 01 103 Rev P3; dNA GLR 01 104 Rev P3; dNA GLR 02 200 Rev P3; dNA GLR 02 201 Rev P3; dNA GLR 02 202 Rev P3; dNA GLR 02 250 Rev P0; dNA GLR 03 300 Rev P2; dNA GLR 03 301 Rev P2; dNA GLR 03 304 Rev P1; dNA GLR 03 305 Rev P1; dNA GLR 03 306 Rev P1; dNA GLR 03 307 Rev P1.

Proposed: 4075-P-101; 4075-P-102; 4075-P-103; 4075-P-104; 4075-P-105; 4075-P-106; 4075-P-120; 4075-P-201; 4075-P-202; 4075-P-203; 4075-P-204; 4075-P-205; 4075-P-301; 4075-P-302; 4075-P-305; 4075-P-310.

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 planning permission 2015/4485/P dated 05/10/2016.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2015/4485/P shall be replaced with the following condition:

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

[Supporting Documents]:

Planning Statement 03 august 2015, Heritage Appraisal July 2015; Ground Movement Assessment August, 2015, prepared by Card Geotechnics Limited; Construction Management Plan July 2015, prepared by Burke Hunter Adams; Basement Impact Assessment Audit Rev: F1 dated November 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment Audit Rev: D1 dated October 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment dated August 2015, prepared by HR Wallingford; Revised Archaeological Desktop Assessment dated May 2014, prepared by Mills Whipp Projects; Arboricultural Implications Report dated July 2015, prepared Simon Jones Associates; Schedule of Works July 2015 (corrected); Design And Access Statement July 2015, Grove Lodge: Modelling impact of basement development on groundwater (Report 2016-009-013-002), prepared by Stephen Buss Environmental Consulting Ltd, dated January 2016.

[Drawings]:

dNA GLR 00 000 Rev P1; dNA GLR 00 002 Rev P2; dNA GLR 00 100 Rev P2; dNA GLR 00 101 Rev P2; dNA GLR 00 102 Rev P2; dNA GLR 00 103 Rev P2; dNA GLR 00 104 Rev P2; dNA GLR 00 200 Rev P2; dNA GLR 00 201 Rev P1; dNA GLR 00 202 Rev P1; dNA GLR 00 300 Rev P1; dNA GLR 00 301 Rev P1; dNA GLR 00 304 Rev P1; dNA GLR 00 305 Rev P1; dNA GLR 00 306 Rev P1; dNA GLR 00 307 Rev P1; dNA GLR 00 400 Rev P0; dNA GLR 00 401 Rev P0; dNA GLR 00 402 Rev P0; dNA GLR 00 403 Rev P0; dNA GLR 00 404 Rev P0; 4075-P-101; 4075-P-102; 4075-P-103; 4075-P-104; 4075-P-105; 4075-P-106; 4075-P-120; 4075-P-201; 4075-P-202; 4075-P-203; 4075-P-204; 4075-P-205; 4075-P-301; 4075-P-302; 4075-P-305; 4075-P-310.

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

- 4 The development shall take place only in accordance with the details of hard and soft landscaping and means of enclosure of all un-built, open areas approved as per ref: 2017/0058/P dated 13/03/2017 and ref: 2017/0511/P and 03/03/2017, or other details which have been submitted to and approved by the local planning authority in writing and which include details of any proposed earthworks including 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 A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

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 A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved tree protection measures. The approved tree protection measures shall remain in place for the duration of development.

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.

- 7 Prior to the end of the next available planting season following completion of the development, replacement tree planting shall be carried out in accordance with details approved as per ref: 2017/0058/P dated 13/03/2017 or other details of replanting species, position, date and size that have first been submitted to and approved by the local planning authority in writing.

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 A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Grove Lodge - Admiral's Walk and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, H1, H3, A1, D1 and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £????(???sqm x £50) for the Mayor's CIL and £????(???sqm x £500/£450/£250/£175/£150/£45/£40/£30/£25 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 It shall be the Contractors' responsibility to report any serious defects noted whilst working in or climbing the tree(s) in question. Should this suggest the need for additional tree work to that specified or recommended, the Council should be

notified in advance, excepting only in circumstances where safety reasons require immediate and urgent action.

- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 7 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.
- 8 Reason for granting permission.

The proposal would see amendments to:

- Increase in height of first floor windows (from 900mm to 1350mm) of extension
- Increase width of extension (from 5.7m to 6.04) to meet current thermal performance targets
- Render to replace painted brick for side extension, as will wetted lead for the roof
- Introduce chimney to rear elevation of extension
- Replace straight with spiral flight of stairs from ground level to the external basement area
- Enlarge the orangery in depth (from 4500mm to 5515mm, refined brick design to incorporate Flemish bond with gauged arches with a deep lead-clad coping
- Re-open a coal chute currently covered by a rooflight to provide lightwell bound with metal railings. In association, the window opening to the existing cellar area would be enlarged.
- Reduce level of garden terrace - the terrace on the north side of the garden is now proposed to be the same level as the adjacent lawn - lower than consented, by 800mm

The proposed alterations have been designed sensitively and would preserve the special architectural and historic interest of the grade II listed house and the character and appearance of the Hampstead conservation area. There would be limited change to the appearance of the front elevation and the rear part of the house, which is screened from public view, would have little or no impact on the conservation area; the historic value attributed to the Galsworthy extension and gardens beyond. These amendments are all minor and are considered acceptable in terms of design, size and location. They would have a minimal impact on the overall character and appearance of the building and the surrounding conservation area.

- 9 The nature and extent of alterations, by virtue of their lower ground floor level position and proximity to neighbouring residential properties would not result in detrimental harm to the amenity levels enjoyed.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 05/10/2016 reference 2015/4485/P. In the context of the permitted scheme, it is considered that the amendments would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

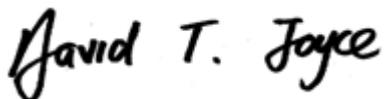
As such, the proposed development is in general accordance with policies G1, H1, H3, H6, A1, A3, A4, A5, D1, D2, CC1, CC2, CC3, CC4, T1, T2, T4 and DM1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning