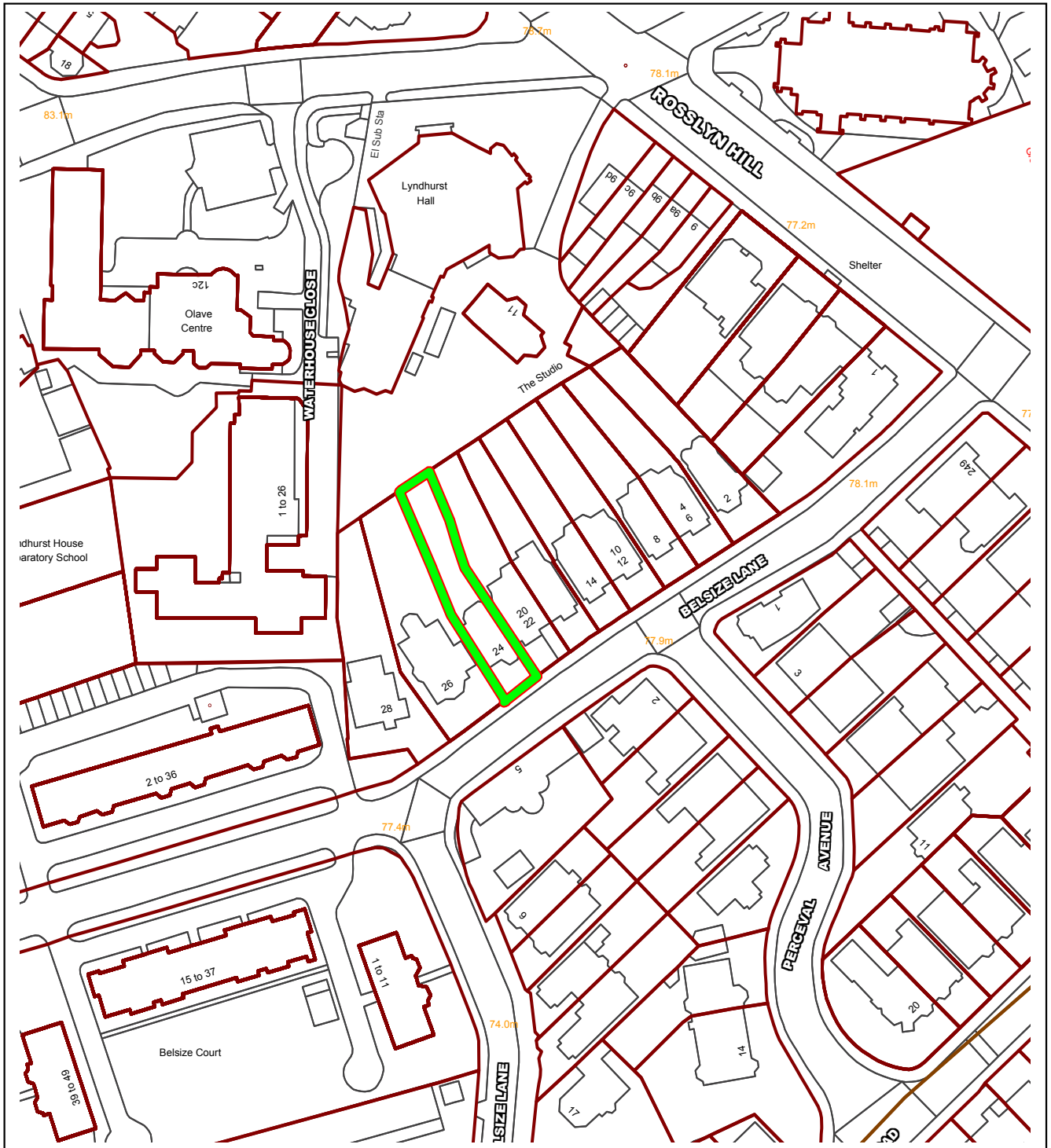


# 2017/6969/P - 24 Belsize Lane, NW3 5AB

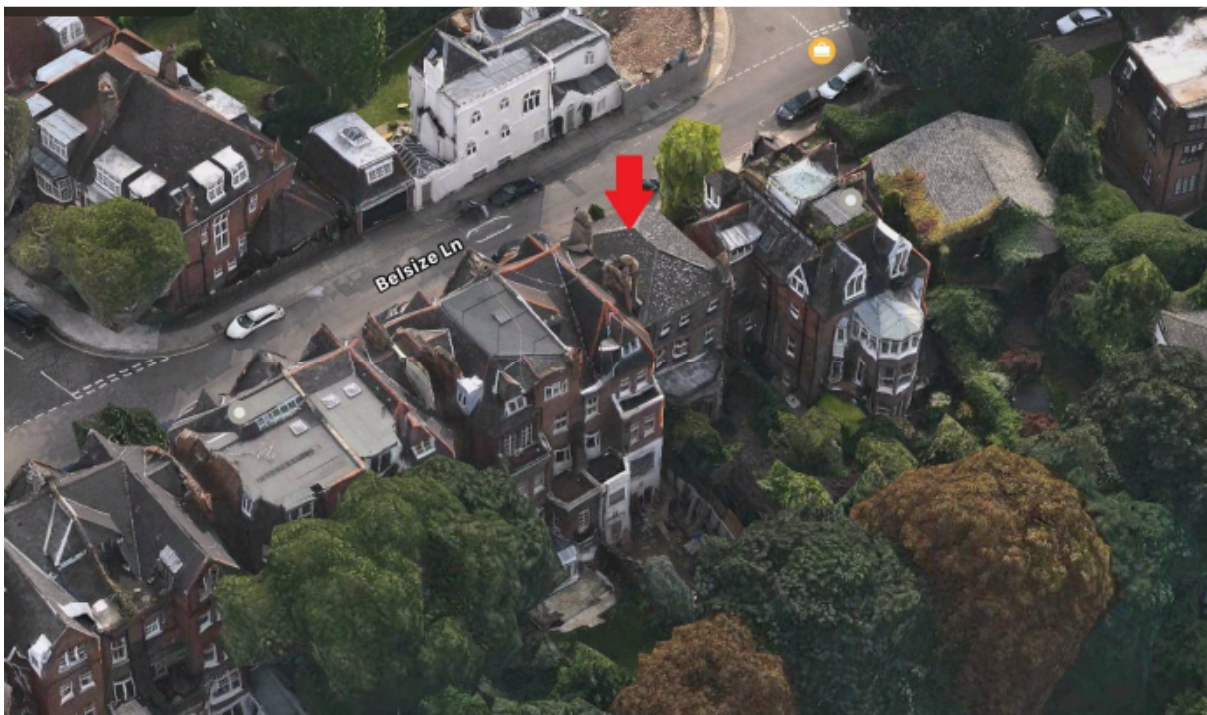


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Site photographs



1. Aerial view



2. Aerial view





3. Front elevation



4. Rear elevation and rear of no. 26 Belsize Lane





5. View from no. 20-22

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>13/02/2018</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>01/02/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Nora-Andreea Constantinescu			2017/6969/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
24 Belsize Lane London NW3 5AB			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
External alterations including, demolition of existing two storey rear extension and erection of enlarged two-storey rear extension, excavation works to extend existing basement level to the rear, replacement of all external windows, installation of 3 x conservation rooflights and alterations to front and rear garden areas including replacement of front timber fence with brick wall, iron railings and gate.				
<b>Recommendation(s):</b>	<b>Grand conditional planning permission</b>			
<b>Application Type:</b>	<b>Householder Application</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	Site notices: Press notices:	<b>10/01/2018-31/01/2018</b> <b>11/01/2018-01/02/2018</b>	No. of responses	<b>9</b>	No. of objections	<b>6</b>
Summary of consultation responses:	<p>The neighbouring occupiers at Nos. 20A, 22, 26 - Flats 1, 2, 3 Belsize Lane, have raised the following concerns in relation to the proposed development:</p> <ol style="list-style-type: none"> <li>1. Bulk and scale of the rear extension would cause overbearing effect on no. 26.  <i>Officer comment:</i> <i>The rear of the proposed rear extension would be in line with the main rear elevations of the neighbouring buildings at nos. 20-22 and 26, and therefore the extension would not project beyond the existing rear building line, unlikely to cause harmful overbearing. See para 3.3, 3.7 of this report.</i></li> <li>2. The proposed massing at ground level is excessive and out of character.  <i>Officer comment:</i> <i>The proposed extension at the upper floors replaces an existing structure on site and due to its volume, form and detailed design is considered to preserve the character of the host building and neighbouring ones. See paras 3.1 – 3.8 of this report.</i></li> <li>3. First floor terrace would cause harmful loss of privacy through overlooking  <i>Officer comment:</i> <i>The first floor terrace has been removed off this proposed scheme. The proposal includes a Juliet balcony at the first floor which would prevent harmful overlooking. See para 3.9 – 3.11, 6.4 of this report.</i></li> <li>4. The raised patio would cause overlooking  <i>Officer comment:</i> <i>The proposed raised patio extends with the internal floor level of the extension and continues with steps to the rear. The patio due to its proposed dimensions is not considered to support an intense use at that level, but rather refer to a transition into the garden space. See para 3.4 of this report.</i></li> <li>5. The proposed rear extension causes loss of outlook, and light  <i>Officer comment:</i></li> </ol>					

*The proposed rear extension has been reduced in scale and due to its siting and volume is not considered to cause loss of outlook. The applicant has provided a Daylighting assessment which identifies that the proposals would not cause harmful loss of light to the neighbouring buildings. See para 6.3-6.5 of this report.*

6. The basement excavation would damage the sewage pipe/main drain for 20-22 Belsize Lane siting in between the buildings.

Officer comment:

*The proposed extension of the lower ground floor would be set in by 1m from the boundary with nos. 20-22. There is no indication that the sewage pipe would be damaged by this development.*

7. The documentation submitted does not reflect the existing extension at no. 22 and they are not valid

Officer comment:

*There is no mandatory requirement for the applicant to show the detailed design of the neighbouring extensions or buildings. However, it is confirmed that the existing lower ground and ground floor structure at nos. 22 have been considered in the assessment of the proposed scheme by the officers.*

8. Loss of light to the lower ground floor extension at no. 222

Officer comment:

*The proposed upper floor extension would project with the same depth as the existing structure along the boundary with no. 22 and the deeper extension would be set in further by 1m from the boundary. It is considered that careful consideration has been given to the proposed scheme to not obstruct light into the neighbouring rooms.*

9. The proposal extends beyond the footprint of the house and this should be supported by a s106 agreement.

Officer comment:

*Transport officers have reviewed the proposed Draft CMP and considered it acceptable and confirmed that a s106 would not be required in this instance. See para 7.1, 7.2 of this report.*

Supporting letter from no. 10 Belsize lane which identifies the following:

- Modest proposal
- Consistent with the other buildings
- Improves the design and appearance of the rear
- Removes overlooking from existing sideways windows
- No issues with the balcony

Cllr Stark raised concerns about the proposed development in relation to:

- First floor terrace would cause increased overlooking.

	<p><u>Officer comment</u>  <i>The first floor terrace has been removed from the proposed plans. See paragraphs 3.9 3.11, 6.4 of this report.</i></p> <p>-Concerned about proposed basement construction</p> <p><u>Officer comment</u>  <i>The applicant has submitted a BIA which has been independently reviewed by a third party auditor and deemed acceptable.</i></p>
<b>CAAC/Local groups comments:</b>	No comments received.

### Site Description

The application site is a four storey detached dwelling house, located on the northern side of Belsize Lane and lies within the Fitzjohns Netherhall Conservation Area. The property is identified within the Fitzjohns and Netherhall conservation area statement (2001) as making a positive contribution to the conservation area. The footprint, detailing and overall appearance and character of the property appears different from the adjoining properties at nos. 2 to 26 Belsize Lane, which appear to be part of similar design and age..

The host building has been extended previously in the form of a bay shaped rear extension which projects on two levels, from the lower ground to upper ground floor, occupying almost the full width of the building.

The neighbouring buildings at the east of to the application site are predominantly semi-detached mansion blocks, which differ significantly in terms of massing, detailed design and appearance. The neighbouring buildings to the west are detached and have a significantly different appearance and scale. At the front of the application site lies a Grade II listed building at no. 5 Belsize Lane.

### Relevant History

None relevant to this application.

### Relevant policies

- **National Planning Policy Framework (2012)**
- **London Plan (2016)**  
Policy 7.4 – Local Character  
Policy 7.6 – Architecture
- **Camden Local Plan (2017)**



Policy G1 Delivery and location of growth  
Policy D1 Design  
Policy D2 Heritage  
Policy A1 Managing the impact of development  
Policy A5 Basements  
Policy A3 Biodiversity  
Policy T3 Transport infrastructure  
Policy CC2 Adapting to climate change

- **Camden Planning Guidance**

CPG 1 - Design 2015 updated 2018

CPG - Basements 2018

CPG - Amenity 2018

CPG 7 - Transport 2011

CPG 8 - Planning Obligations 2015 updated 2018

- **Fitzjohns Netherhall Conservation Area Statement (2001)**

## Assessment

### 1. Proposal

1.1 The applicant seeks planning permission for:

- Demolition of existing rear structure with a depth of 3m measured from the main rear elevation, width of 6m, set in by 1.3m from the host building's rear wall, with a bay shaped front, height of 5m.
- Extension of the lower ground floor level, depth of 5.7m measured from the main rear elevation along the boundary with 20/22 Belsize Lane, width of 3.75m and 5.57m, internal height of 3m.
- Extension of the upper ground floor level, with a depth of 5m, set in by over 1m from the boundary wall with Nos. 20/22 Belsize Lane and 0.8m from the host building's side wall.
- Steps into the garden with a width of 3.7m and 0.65m high, and railings on both sides.
- Installation of Juliet balcony at first floor level, and replacement of window with double doors.
- Installation of three rooflights, to front, side and rear roof slopes.
- Replacement of all windows like for like.
- Replacement of concrete paving with new stone paving to front and rear gardens.
- Replacement of existing 1.1m high front timber fence, with a new brick wall and black painted iron railings and entrance gate which would have a height of 1.2m.

1.2 Following advice from officers the proposal has been significantly reduced and the following changes have been made to the proposed plans:

- Reduction of lower ground floor extension by 0.22m
- Reduction in height of the upper floor extension by 0.16m, which is 0.35m lower than existing structure at the site.
- Removal of one step into the garden and increase in garden floor area by 0.2m
- Rationalisation to the form and shape of the rear extension
- Removal of first floor terrace and installation of Juliet Balcony

## **2. Considerations**

2.1 The main planning considerations are:

- Design and heritage
- Basement impact assessment
- Trees and landscape
- Amenity
- Transport

## **3. Design and heritage**

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.

3.2 The application building's existing rear extension appears to be a later addition which has been altered through time. The extension has wide glazed windows and two long windows on both sides of the chamfered element. It provides access into the garden through a raised metal platform with railings and 4 steps. On the eastern side the extension projects to the lower ground floor level with steps for access. It is considered that the existing structure does not hold significant historic value and therefore no objection to its demolition would be raised in this instance.

3.3 The proposed upper floor rear extension would follow the line of the existing structure on the western side of the plot, which is set in by 1.1m, and 2m from the neighbouring flank wall at nos. 20-22 Belsize Lane. On the eastern side the extension is set in by 0.8m from the host building's side wall, and 1.8m from the boundary line with no. 26 Belsize Lane. The height of the proposed extension would be lower than the existing structure which would allow more of the existing rear elevation to be revealed, allowing a more comfortable space for the windows at first floor level. The proposed rear extension would extend no further than the main rear wall of the neighbouring building at nos. 20-22 and no. 26 Belsize Lane.

3.4 At upper ground floor the extension would open into the rear garden through wide glass doors with detailed glazing bars patterns, and a long window aligned with the ones above, both with brick soldier course lintel above. Outside the doors there is small patio area of 1.5m in depth and 3.8m width, which drops down through 3 steps into the rear garden. The

patio and septs would have railings on both sides and a walk-on lighthwell which serves the lower ground floor level. The proposed patio and steps appear as a more coherent response to the existing metal platform with railings and steps into the garden, and are considered to preserve the appearance of the host dwelling. Overall, the proposed extension, by reason of its bulk, scale and detailed design, is considered to represent a proportionate addition that would preserve the appearance and the character of the host building, and wider conservation area.

- 3.5 The lower ground floor part of the proposed extension would project underneath the garden, would receive light through a walk-on glass lighthwell and would be accessed from the western side of the site through wide glass doors. The eastern elevation would have tall wide glazed doors, in similar detail and appearance as on the proposed rear elevation, which would provide a coherent design.
- 3.6 Policy A5 stipulates that the siting, location, scale and design of basements must have a minimal impact on, and be subordinate to the host building. It also highlights that basement development should f. not comprise of more than one storey, g. not be built under an existing basement, h. not exceed 50% of each garden within the property, i. be less than 1.5 times the footprint of the host building in the area, j. extend into the garden no further than 50% of the depth of the host building measured from the principal elevation, k. not extend into or underneath the garden further than 50% of the depth of the garden, l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building, and m. avoid loss of garden space or trees of townscape or amenity value.
- 3.7 The proposed lower ground floor extension would not comprise more than one storey, would not be built under an existing basement and would not exceed 50% of each garden within the property. The proposed basement would have an area of 92sqm, which is less than 1.5 times the footprint of the host building (72sqm) and would extend into the garden for a depth of 5.7m which is less than 50% of 11.3m which is the depth of the host building when measured from the principal elevation. The rear garden has a depth of 28.6m and the extension would not extend further than 50% of this depth, it would be set back from the boundary with nos. 20-22 by 1.66m, and from no. 26 by 1.75m and 3.3m, and would retain planter beds on both sides of the building and side boundaries. Given the above, it is considered that the proposed extension of the lower ground floor level would not cause harm to the character and appearance of the host dwelling and surrounding conservation area and would be in accordance with the requirements of policy A5.
- 3.8 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed rear structure due to its volume, shape and detailed design would comply with policy D1 and D2 and is considered to preserve the character and appearance of the host and neighbouring building and wider conservation area.

### **First floor**

- 3.9 The proposal includes the replacement of the central window at first floor level with double doors and the installation of Juliet balcony. The proposed double doors would be made of timber and would match the existing windows in style, construction and finish. The Juliet balcony would have metal railings with a height of 1.1m.
- 3.10 Whilst there are a number of balconies and terraces in the vicinity at upper floor level including some ground level terrace area, but there is no established character of balconies or terraces at the first floor levels. However, it is considered that the proposed Juliet



balcony due to its reduced expansion, would have a discreet appearance on the existing rear elevation, and would preserve its character and appearance. As such, the proposed replacement of the window with double doors and installation of a Juliet balcony is considered to preserve the character and appearance of the rear elevation.

3.11 Furthermore, the proposal includes the replacement of all external windows with like for like traditional timber sash double glazed windows. As the new windows would match the existing windows in size, design and fabric, they would preserve the appearance and character of the host and neighbouring buildings and are considered acceptable.

### **Rooflights**

3.12 The proposal includes the installation of three rooflights on the front, side and rear slopes. The rooflights would have modest dimensions and would fit within the existing roof slopes, preserving the character of the host and neighbouring buildings, and the wider street scene.

### **Alterations to gardens**

3.13 The proposal includes alterations to the front side and rear gardens by replacing the existing concrete paving with stone paving. The proposed stone paving would be a more traditional material considered to be more in keeping with the host buildings character and age.

### **Alterations to front boundary wall**

3.14 To the front garden, the existing timber fence would be removed and replaced with a brick wall, metal railings and new entrance gate. The proposed alterations would be in keeping with the proportions of the existing boundary treatment at the neighbouring buildings along the street in terms of the amount of brick and railings used. Details of the bricks to be used and railings would be secured by condition.

## **4. Basement Impact Assessment**

4.1 The applicant has submitted a Basement Impact Assessment (BIA) to accompany the proposed excavation of the existing lower ground floor. The BIA has been reviewed by an independent third party auditor and the information has been deemed satisfactory in demonstrating that the scheme would maintain the structural stability of the building and neighbouring properties. The report also demonstrates the basement would avoid adversely affecting drainage and run off or causing other damage to the water environment and avoid cumulative impacts upon structural stability of the water environment in the local area. The submitted BIA has evaluated the impacts of the proposed basement considering the issues of hydrology, hydrogeology and land stability and is considered to be in accordance with policy A5 and CPG Basements.

4.2 CPG Basement recommends that basement development should not project beyond the footprint of the original house. The application building already benefits from a lower ground floor level which has external manifestations to the front and rear gardens. Furthermore, the areas where excavation is proposed are currently hard surfaced, and the extension allows generous beds for planting, which would accommodate sufficient run off for water.

## **5. Trees and landscaping**

5.1 The existing rear garden has substantial paved areas surrounded along the boundaries of the site by hedges and bushes, which develop to more mature planting and trees towards

the rear of the site. To the front the existing garden has three flower beds which shape would be slightly altered but they would be kept entirely under the proposed scheme. The site does not include any TPO's however, as the site lies in conservation area, all 7 trees are considered to make a contribution to its character. The applicant has prepared an Arboricultural Assessment to demonstrate that no significant harm would be caused to the existing trees which has been assessed by Council's tree officer and is considered acceptable.

- 5.2 The proposal includes the extension of the existing paved area into the rear garden which would result in the removal of approximately 3.8sqm of garden space which is currently covered by shrubs and vegetation. No trees are proposed to be removed and no excavation is proposed within the RPAs of all 7 trees on the site. However, the Arboricultural Assessment indicates that a cellular confinement system will be used to ensure that the rooting environment of trees to be retained will not be adversely affected and ground protection will be employed to ensure soil compaction is minimised during the landscaping phase, once construction is completed. Details of the proposed hard and soft landscaping, as well as tree protection measures, will be secured by condition.
- 5.3 The tree protection areas and Arboricultural method statement submitted with the application are considered sufficient to demonstrate that the trees to be retained will be adequately protected through development in line with BS5837:2012. It is therefore considered that the proposed development would have a minimal impact on the existing landscape into the front and rear gardens and therefore is acceptable and in accordance with Policy D1, D2 and A3.

## **6. Amenity**

- 6.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. CPG6 seeks developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact on the loss of daylight caused by a development on the amenity of existing occupiers".
- 6.2 The impact of the proposed lower ground floor excavation on the adjoining neighbouring buildings has been assessed under the BIA. The applicant undertook Ground movement and damage category assessment, and identified Category 1 of damage 'very slight', which is considered acceptable under CPG Basements and policy A5.
- 6.3 The application building's main rear elevation is significantly set back from the main rear walls of the adjoining buildings. Whilst the proposed upper floor rear extension projects deeper into the rear garden, it would still be in line with the existing main rear walls of the neighbouring buildings and it projects to a lower height compared to the existing structure. As such, the proposals bulk, form, scale and rearward projection would not cause significant harm to the amenity of neighbouring occupiers in terms of loss of light or outlook.
- 6.4 The proposed Juliet balcony would be located in the centre of the rear elevation and due to its design, projection and detailed design would not allow harmful overlooking to the windows of the neighbouring buildings, nor to their gardens. There are no side windows proposed in the upper floor element of the proposal, which would prevent harmful overlooking.
- 6.5 The applicant has undertaken a daylight assessment to accompany the proposed scheme. This assessment refers to the proposed extension prior to it being revised to a lower

height, however it shows that only one window a habitable room at no. 20-22 overlooking no. 24, would suffer minor loss of daylight, however this window is secondary as the main window of this room is facing the rear garden of nos. 20-22. Furthermore, due to the stepped elevation along the boundary with nos. 20-22, the proposals are not considered to cause a harmful loss of light to the rooms at the lower ground floor of the neighbouring building. It is therefore considered that no harmful loss of light would be caused to the amenity of the neighbouring occupiers.

## **7. Planning obligations and transport**

7.1 Although the proposed works involve basement development, the Council's Transport officers have reviewed the Draft Construction Management Plan (CMP) submitted by the applicant and confirmed that the extent of the works would not warrant the submission of a Construction Management Plan to be agreed via s106.

## **8. Recommendation**

8.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29<sup>th</sup> May 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***



Application ref: 2017/6969/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 24 May 2018

**Development Management**  
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Alistair Grills Associates  
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United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**24 Belsize Lane**  
**London**  
**NW3 5AB**

# DECISION

Proposal:

External alterations including, demolition of existing two storey rear extension and erection of enlarged two-storey rear extension, excavation works to extend existing basement level to the rear, replacement of all external windows, installation of 3 x conservation rooflights and alterations to front and rear garden areas including replacement of front timber fence with brick wall, iron railings and gate.

Drawing Nos: 1216-800; 1216-801; 1216-802; 1216-803; 1216-804; 1216-805; 1216-806; 1216-807; 1216-808; 1216-809; 1216-810; 1216-827; 1216-813 Rev D; 1216-814 Rev D; 1216-815 Rev D; 1216-816 Rev C; 1216-817 Rev C; 1216-818 Rev C; 1216-820 Rev F; 1216-821 Rev H; 1216-822 Rev F; 1216-828 Rev A. Basement Impact Assessment 171011 dated December 2017; Ground Investigation report and basement impact assessment dated 01/03/2018; Monitoring Plan TW-30; Structural Monitoring Statement 171011 dated 27/03/2018; Arboricultural Report dated 01/12/2017; Planning, Design & Access Statement with Heritage Statement December 2017 (superseded Appendix D - Proposed drawings); 1216-811; 1216-24 Daylighting Assessment; Construction Management pro forma v2.2 dated 21/12/2017 and Construction Management Plan revision dated 8/05/2018.

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:

1216-800; 1216-801; 1216-802; 1216-803; 1216-804; 1216-805; 1216-806; 1216-807; 1216-808; 1216-809; 1216-810; 1216-827; 1216-813 Rev D; 1216-814 Rev D; 1216-815 Rev D; 1216-816 Rev C; 1216-817 Rev C; 1216-818 Rev C; 1216-820 Rev F; 1216-821 Rev H; 1216-822 Rev F; 1216-828 Rev A. Basement Impact Assessment 171011 dated December 2017; Ground Investigation report and basement impact assessment dated 01/03/2018; Monitoring Plan TW-30; Structural Monitoring Statement 171011 dated 27/03/2018; Arboricultural Report dated 01/12/2017; Planning, Design & Access Statement with Heritage Statement December 2017 (superseded Appendix D - Proposed drawings); 1216-811; 1216-24 Daylighting Assessment; Construction Management pro forma v2.2 dated 21/12/2017 and Construction Management Plan revision dated 8/05/2018.

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

- 4 Before the relevant part of the work is begun, samples of the bricks to be used for the boundary wall and detailed drawings (1:10) of the railings shall be submitted to and approved in writing by the local planning authority.

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.

- 5 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.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan by Mr C. J. Wallis of Tree Sense Arboricultural Consultants ref. LB\_24BL\_AIA\_001 dated 1st December 2017. 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 BS5837:2012 and with the approved protection details.

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 Camden Local Plan.

- 7 Before the relevant part of the work is begun, full details of hard and soft landscaping, including permeable surfacing over a cellular confinement system, and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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, D2 of the London Borough of Camden Local Plan 2017.

- 8 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 or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. 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, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 The flat roof of the extension hereby approved shall not be used at any time as an amenity roof terrace area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.



- 10 The basement hereby approved shall be carried out in accordance with the recommendations and methodologies of Basement Impact Assessment 171011 dated December 2017; Ground Investigation report and basement impact assessment dated 01/03/2018; Monitoring Plan TW-30; Structural Monitoring Statement 171011 dated 27/03/2018; Arboricultural Report dated 01/12/2017; Construction Management pro forma v2.2 dated 21/12/2017 and Construction Management Plan revision dated 8/05/2018.

Reason: To safeguard the appearance and structural stability of neighbouring building, the character of the immediate area, and to minimise effects of the proposed works on parking pressure in surrounding streets, in accordance with the requirements of policies D1, A1 and A5 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 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).
- 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 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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 You are advised to register the development with the Considerate Constructors Scheme prior to works commencing on site. See link below:  
<https://www.ccscheme.org.uk/>

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

**DRAFT**

**DECISION**