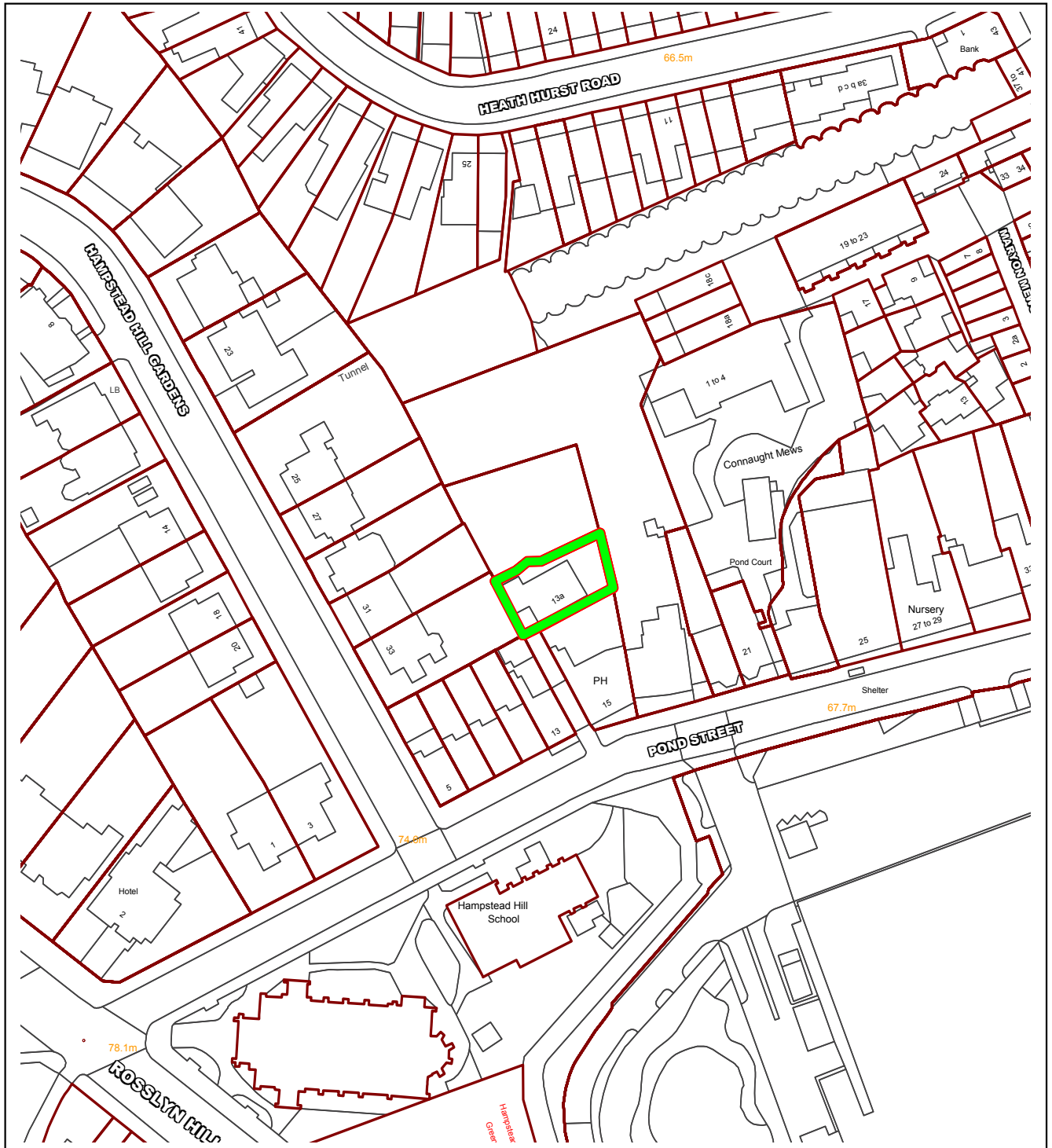


13A Pond Street London NW3 2PN



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1. South Elevation of existing cottage (viewed from end of Pond Street access tunnel)



2. West Elevation of cottage (viewed from 33 Hampstead Hill Gardens)



3. East elevation of Fosters + Partners extension at ground level (as viewed from east garden)



4. East elevation at first floor (as viewed from first floor terrace)



5. Site Access from Pond Street



6. Views to Hampstead Hill Gardens from Pond Street access driveway



7. West Elevation of cottage (viewed from second floor of 33 Hampstead Hill Gardens)



8. West Elevation of cottage (viewed from third floor of 33 Hampstead Hill Gardens)



9. Views from the first floor terrace to the rear of Pond Street properties



10. Views from the first floor terrace to the rear of Pond Street properties including the beer garden of the Roebuck Pub



11. Views from first floor terrace over existing building roofline towards Hampstead Hill Gardens



12. Views from first floor terrace towards eastern adjoining properties



13. Views from first floor terrace towards Hampstead Hill Gardens adjoining properties



Delegated Report		Analysis sheet		Expiry Date:	12/02/2018
(Members Briefing)		N/A		Consultation Expiry Date:	21/02/2018
Officer			Application Number(s)		
Alyce Keen			2017/6907/P		
Application Address			Drawing Numbers		
13A Pond Street London NW3 2PN			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of 3-storey dwelling, plus basement including alterations to retained extension (to east of existing cottage) and refurbishment of existing roof terrace, with associated landscaping, following demolition of existing 2-storey cottage.					
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	20	No. of objections	20
Summary of consultation responses:	<p>The owner/occupier of No's 25a, 27, 29, 31 and 33 Hampstead Hill Gardens, 7, 13, 15, 17A Pond Street, 67D Belsize Park Gardens, and 17C Lyndhurst Road have objected to the application on the following grounds:</p> <ul style="list-style-type: none">• The total or substantial demolition of unlisted buildings that make a positive contribution to the character or appearance of a conservation area is unacceptable.• Inappropriateness of the design in a conservation area and lack of respect for heritage issues.• Overdevelopment of a very small plot, by increasing volume and the number of floors, and the increase visual dominance of the new size and shape of the west facade.• Negative impact on the green environment due to the likely loss of trees, in particular the Griselinia• The size of the proposed basement excavation and its contiguity with the western boundary• Loss of privacy resulting from the addition of new windows• Loss of daylight• The impact of construction on neighbouring houses and gardens, and in particular, on traffic in Pond Street.• It has a poor hydrogeological report in the BIA with no understanding of the local hydrogeological conditions, inadequate testing and failure to analyse the results that have been obtained.• The Griselinia tree has been left out of all the plans that is right up against the house. <p><u>Officer's response to the issues raised</u></p> <p><u>Demolition of existing Victorian building</u> <i>The existing original Victorian building is considered to have limited architectural and historic character. It was originally a humble stable building, built of traditional materials and with little architectural quality of note. Today the remaining elevations of the Victorian building have eroded to such a degree that the building has very modest interest. A considerable amount of the brickwork has been cement rendered and unsympathetic replacement windows installed. The interior is impoverished and has nothing of note remaining. The principal of demolition is considered acceptable providing the replacement scheme is of high quality. In addition, No 13A is not listed nor is it mentioned as a building which positively contributes to the character or appearance of the Hampstead Conservation Area within which it sits.</i></p> <p><u>Design</u> <i>It is considered that the high quality design of the proposed extension reinforces an example of the natural evolution of architectural design in the area during the 20th Century. The proposal therefore results in enhancing the overall character and appearance of the Conservation Area.</i></p> <p><u>Heritage</u> <i>The proposed development does not include any demolition of any part of a listed building. The alterations and extensions proposed to the existing dwelling would not</i></p>					

	<p><i>cause harm to the special architectural and historic interest of neighbouring listed buildings or their setting, as they would occupy approximately the same building envelope as the existing cottage.</i></p> <p><u>Overdevelopment</u> <i>The proposal's footprint is less than the existing building and the new extension stays approximately within the profile of the existing with a slight additional bulk which is not considered to be harmful.</i></p> <p><u>Trees</u> <i>All existing trees are to be retained as part of the proposed development. The Arboricultural Assessment has been revised to include the Griselinia. Council's trees officer is satisfied with the report's findings that the height difference between the ground levels and the presence of the retaining wall are very likely to have restricted the roots of the Griselinia (S1), the Robinia (T3) and the lime (T9) and that the proposed method for demolition and construction will minimise the likelihood of these being damaged.</i></p> <p><u>Basement</u> <i>The Council's independent auditor have assessed the submitted Basement Impact Assessment and confirm that the basement development is compliant with the Council's policies.</i></p> <p><u>Amenity (privacy & daylight)</u> <i>The proposal is considered to result in limited harm to the amenity of adjoining properties and provides sufficient access to daylight and privacy for the application property.</i></p> <p><u>Construction</u> <i>A Construction Management Plan (CMP) will be secured via a Section 106 legal agreement.</i></p>
<p>CAAC/Local groups comments:</p> <ul style="list-style-type: none"> - Hampstead CAAC - Heath and Hampstead Society 	<p>Hampstead CAAC – comment</p> <p>Hampstead CAAC applauds the DAS [Design and Access Statement] for this [application] and has No Objection to the proposal. We would like to see the design architect retained for the implementation to secure quality of the finished building.</p> <p>The Heath and Hampstead Society – objection</p> <p>The application does not accurately show the Griselinia tree which is very close to the proposed excavation for the basement. An independent qualified tree expert should be required to assess the very real danger of total tree loss before this new house is considered by Camden. We object to the demolition of the existing Victorian small- scale non-intrusive house and also object to the proposed large scale and taller replacement, with what appear to be large inclined rectangular `bill-board like panels on three sides. The side viewed from Hampstead Hill Garden is almost vertical, is taller than the existing small house and would be far to intrusive when viewed from the west. This design is in an inappropriate location.</p>

Site Description

The site is a backland property located on the north side of Pond Street to the rear of a 3 storey public house and row of 3 storey terraced properties.

The site comprises a late 19th century Victorian cottage with a glazed extension designed by Foster + Partners in 1969. The building is not listed nor designated as making a positive contribution, but is within the Hampstead Conservation area. The site is a backland, wooded area which is not widely overlooked from the public realm but is visible from the rear of surrounding properties. Council's records do not indicate that there are any Tree Preservation Orders on or around the site; however both the site and surrounding areas do contain a range of mature trees which appear to be in good condition and contribute to the backland nature of the site.

All the buildings directly fronting this section of Pond Street are Grade II listed buildings. The site is accessed via an alley to the side of the public house/adjacent to the three storey terrace. The site also sits to the rear of large dwellings fronting Hampstead Hill Gardens. These are not Listed buildings, but all make a positive contribution within the Hampstead Conservation Area.

Relevant History

2016/4412/PRE - Demolition of 1890s cottage and partial demolition of existing 1969s Foster & Partners extension; erection of replacement contemporary 3 storey (plus basement) dwelling. Pre-application advice issued 14/12/2016.

6961 - The erection of a single storey extension and alterations to existing buildings at 13A Pond Street, Camden. Granted planning permission 05/06/1969.

Relevant policies

National Planning Policy Framework 2012 The London Plan March 2016

Local Plan 2017

Policy G1 Delivery and location of growth
Policy A1 Managing the impact of development
Policy A4 Noise and vibration
Policy A5 Basements and lightwells
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy CC5 Waste
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Car-free development and limiting the availability of parking
Policy DM1 Delivery and monitoring

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)
CPG Amenities (March 2018)
CPG Basements (March 2018)
CPG 3 Sustainability (July 2015 updated March 2018)
CPG 7 Transport (September 2011)
CPG 8 Planning obligations (July 2015 updated March 2018)

Hampstead Conservation Area Statement 2001

Draft Hampstead Neighbourhood Plan

Policy DH1: Design
Policy DH2: Conservation areas and listed buildings
Policy NE2: Trees
Policy BA1: Local requirements for Basement Impact Assessments

Policy BA2: Basement Construction Plans
Policy BA3: Construction Management Plans
Policy TT4: Cycle and car ownership

Assessment

1. Proposal

- 1.1. The proposal involves the demolition of the red brick and clay tiled late Victorian stable building which would be replaced by a contemporary designed three-storey building plus basement level. The glass single storey extension designed by Foster + Partners dating from 1969 would be retained.
- 1.2. The retained extension would be refurbished, and the roof terrace would be fitted with new aluminium decking and planting.
- 1.3. A large part of the paved rear garden to the east would be replaced with lawn to improve permeability for the purposes of drainage, and a new private garden would be created to the north of the proposed building.
- 1.4. The undercroft connecting to Pond Street, which leads to a private driveway with space to park one car, would be retained as existing and act as a buffer zone between the public street and the private residence. Two internal cycle storage spaces would be provided within the entrance of the building. Internal and external storage for refuse and recycling would be provided.
- 1.5. A green roof would be incorporated on top of the proposed building, to aid in the management of on-site drainage and surface water run-off, in addition to a 2kWp photovoltaic ("PV") panel orientated to maximise solar gains.
- 1.6. Revisions
- 1.7. The height of the end panel (western elevation) was reduced by 395mm and the angle of the roof was revised so the end panel appears to be less stark and abrupt.
- 1.8. Further information was provided regarding the details of the panel material, particularly in terms of the joinery, weathering and maintenance.

2. Assessment

- 2.1. Principle of Land Use
- 2.2. The application site is currently in residential use, and is occupied by a 2-bedroom house set over two storeys, with a contemporary extension to provide a large living room and roof terrace. The principle of residential use on this site is therefore established.
- 2.3. The proposed development seeks to extend and alter the original dwelling to provide a 3-bedroom house set over three storeys plus one basement level and to retain and refurbish the existing contemporary-styled extension. No change of use is proposed, and the addition of a single bedroom would not result in an unacceptable intensification of residential use.
- 2.4. Demolition
- 2.5. The existing house is comprised of two distinct design elements: the original stable and cottage built in the late Victorian period and the contemporary extension to the cottage constructed in 1969 and designed by Foster + Partners.
- 2.6. The existing original Victorian building is considered to have limited architectural and historic character. It was a humble stable building, built of traditional common materials and with little architectural quality

of note. Currently the remaining elevations of the Victorian building have been eroded to such a degree that the building has very modest interest. A considerable amount of the brickwork has been cement rendered and inappropriate window replacements have been installed. The interior is impoverished and has nothing of note remaining. The principal of demolition is considered acceptable providing the replacement scheme is of high quality.

2.7. Design & Character

- 2.8. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Camden's Local Plan Document is supported by CPG1 (Design).

2.9. *Footprint and Scale*

- 2.10. The height of the proposed development would be three-storeys, and is designed to only slightly exceed the established ridge height of the existing two-storey cottage. The building footprint is slightly reduced by the removal of a bedroom at ground floor level, creating a larger garden to the north to serve the proposed kitchen/dining area. At first floor level and above, the mass of the enlarged dwelling would be veiled by large roof screens (anodised perforated aluminium) to protect the privacy of occupants and neighbouring residents.

- 2.11. The proposed extension is considered proportionate to the existing building and the retained 1969 extension, with most of the increase in floor space being a result of the proposed basement level and the improved efficiency of internal floor-to-ceiling heights which allow for an additional storey within the existing building envelope. The total GIA of the building would increase by 98sqm to a total of 276sqm, 67sqm of which would comprise the basement level and would not be visible externally.

2.12. *Detailed Design and Composition*

- 2.13. The historic composition of the 19th century Victorian stable building and the 1969 single storey Foster + Partners extension was 'old' complementing 'new'. The composition of 'old' and 'new' elements is proposed to be carried forward by reversing these elements. The Foster + Partners 1969 extension will become the 'old' element contrasted with a 'new' contemporary extension.

- 2.14. The proposed three-storey contemporary extension is considered to sit comfortably with the design of the 1969 extension. The pitches echo the pitched roofs of the existing and surrounding buildings. It is considered that the memory of the original building is being preserved through reinterpretation of the roof form.

- 2.15. It is considered that the high quality design of the proposed extension reinforces an example of the natural evolution of architectural design in the area during the 20th Century. The proposal therefore results in enhancing the overall character and appearance of the Conservation Area.

2.16. *Materials*

- 2.17. The materials to be used in the construction of the proposed extension include white concrete blockwork, brick, steel, silver anodised aluminium, and perforated bronze anodised aluminium. These are high quality materials which would complement the materials and architectural detailing used in the construction of the "high-tech" style Foster + Partners extension, whilst maintaining a visual contrast between the "old" and "new" sections of the dwelling.

- 2.18. The materials are contemporary and to be in keeping with the retained 1969 extension. The anodised perforated aluminium for the roof screens will reflect the tones of the terracotta and tile of the original building.

- 2.19. The Council considers that using the materials chosen would make a positive contribution to the character and appearance of the Conservation Area, and help to create an attractive and interesting

building, in compliance with Policy D1 and D2.

2.20. *Views within Conservation Area*

2.21. The proposal stays roughly within the profile of the existing so the loss of views within the CA is marginal. There would be slight additional bulk but this is not considered to be harmful. Due to the setback location of the proposed building within a “backland” site, there would be no adverse visual impact on Pond Street’s protected historic frontage. The building would be screened by nearby trees, and has been designed and orientated to minimise any potential visual impacts on nearby statutorily and locally listed buildings and their settings.

2.22. *Impact on setting of adjoining Listed Buildings*

2.23. The proposed development does not include any demolition of any part of a listed building. The alterations and extensions proposed to the existing dwelling would not cause harm to the special architectural and historic interest of neighbouring listed buildings or their setting, as they would occupy roughly the same building envelope as the existing cottage.

2.24. The new extension has been designed to minimise any visual impact through careful siting and positioning of the proposed massing, and screening from existing trees. The overall building footprint will also be reduced. Notwithstanding this, the property is a “backland” development that cannot be seen from Pond Street itself, which is a historical frontage that the Council is seeking to preserve and enhance.

2.25. Overall, the proposed extension would maximise the internal space available to occupiers, whilst retaining the form, scale, and massing of the existing cottage and 1969 extension as far as possible. It is on this basis that Council considers the design of the proposed development to have taken appropriate consideration of the local context and character, and to represent the highest standard of design as required in accordance with Policy D1. The proposed development would preserve the character and appearance of the Hampstead conservation area. In order to ensure the architectural quality at the build stage the applicant has agreed to retain the architect. This would be secured by legal agreement.

2.26. Amenity

2.27. Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

2.28. No trees would be removed as a result of the proposal, which ensures that a large amount of screening would be maintained between the site and neighbouring properties. In addition, all ground floor rooms face the garden to the east and north, and on upper floors face east in order to improve privacy and maximise the window-to-window distances between habitable rooms. Angled roof screens would also be provided to control views out of the upper level windows, and increase the level of privacy afforded to occupiers and nearby residents.

2.29. The proposed roof would be angled so as not to subtend the 25 degree angle specified in the Building Research Establishment’s (“BRE”) “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice”. Good levels of daylight would be achieved in the interior of the development.

2.30. An Overshadowing Survey is also included in the accompanying Design and Access Statement, which demonstrates that there would be limited change in the existing and proposed conditions as a result of the proposal. In addition, given that the building envelope would be essentially the same as existing it is unlikely there would be any significant impact on the amenity of neighbours in terms of loss of sunlight/daylight or outlook.

2.31. The existing terrace above the 1969 extension is proposed to be retained and therefore would not result in any worsening of the mutual overlooking present to the rear of the adjoining Pond Street properties.

2.32. The proposal is considered to result in minimal harm to the amenity of adjoining properties and provides

sufficient access to daylight and privacy for the application property.

2.33. Trees

- 2.34. Policy A3 Biodiversity of the Camden Local Plan states that the Council will protect, and seek to secure additional, trees and vegetation.
- 2.35. All existing trees are to be retained as part of the proposed development. A large part of the paved rear garden to the east would be replaced with lawn to improve permeability for the purposes of drainage, and a new private garden would be created to the north of the proposed building. Bat and bird boxes would also be installed on the two existing trees within the eastern garden to provide opportunities to improve the biodiversity value of the site.
- 2.36. The Arboricultural Assessment has been revised to include the Griselinia. The Council's trees officer is satisfied with the report's findings that the height difference between the ground levels and the presence of the retaining wall are very likely to have restricted the roots of the Griselinia (S1), the Robinia (T3) and the lime (T9) and that the proposed method for demolition and construction will minimise the likelihood of these being damaged. The remaining trees should not be impacted on by the proposal as they are off site and their root protection areas are outside of the affected area.
- 2.37. The trees will be retained and protected during the demolition and construction phases of development in accordance with the conclusions of the submitted Arboricultural Assessment prepared by Tree Projects. This would be secured by condition.

2.38. Transport

2.39. *Car Parking*

- 2.40. Policy T2 Parking and car-free development states that in redevelopment schemes, the Council will consider retaining or re-providing existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed.
- 2.41. The proposed development consists of redevelopment of the existing single dwelling. The supporting information and plans show that the site currently benefits from one off-street parking space, and that the existing occupier will be moving back in to the property after the proposed development. As there is no increase in the number of dwellings and the fact that the existing occupier is moving back in to the site, this existing parking space is part of an existing parking provision and can be re-provided in accordance with Policy T2 of the Camden Local Plan. The re-provision of the existing parking provision also includes on-street parking rights.

2.42. *Cycle Parking*

- 2.43. Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG7 - Transport. The London Plan states that new residential developments (C3) need to provide two cycle parking spaces for each unit of two bedrooms or more. The proposed development would need to provide 2 CPG7 compliant cycle parking spaces in order for the proposal to be in accordance with CPG7 and the London Plan.
- 2.44. The supporting information and plans show two cycle parking spaces, provided in a cycle store on the ground floor. The number of spaces and layout proposed meets the minimum requirements of the London Plan and CPG7. The cycle parking would be secured by condition.

2.45. Basement Development

- 2.46. Policy A5 of the Camden Local Plan requires that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to: neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area;

the architectural character of the building; and the significance of heritage assets.

- 2.47. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Policy A5 prescribes a set of criteria and the compliance with these criteria is detailed below.
- Comprises a single storey;
 - Be built underneath the existing ground floor level, and not under an existing basement;
 - Be located almost entirely underneath the proposed enlarged dwelling, and not exceed 50% of each garden within the property;
 - Have total footprint of 68sqm, 0.58 times the footprint of the host building (117sqm);
 - Not extend into the garden more than 50% the depth of the host building;
 - Not extend into or underneath the garden further than 50% of the garden;
 - Be set back from neighbouring property boundaries by at least 2m on all sides; and
 - Not result in any loss of garden space or trees.
- 2.48. In determining proposals for basements and other underground development, the Council requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment.
- 2.49. A Basement Impact Assessment was submitted with the planning application, which was subsequently audited by Campbell Reith. The audit carried out by Campbell Reith identified that the basement development is acceptable in terms of the impact on drainage, flooding, groundwater conditions and structural stability.
- 2.50. Construction Management
- 2.51. While the development is not considered to be a large scale development, due to the location of the site and nature of the works, a CMP would need to be secured as a Section 106 planning obligation if planning permission is granted. A CMP (in the councils pro-forma) will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.
- 2.52. A CMP Implementation Support Contribution of £3,136 would also need to be secured as a Section 106 planning obligation if planning permission is granted.
- 2.53. Sustainability and Energy
- 2.54. Policy CC1 of the Camden Local Plan requires that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. While policy CC2 Adapting to climate change requires that the Council will require development to be resilient to climate change.
- 2.55. A Sustainability & Energy Statement has been provided that concludes that the development would comply by minimising demand, deliver resources efficiently, use renewable resources, decentralise energy and achieve CO2 emissions reduction targets. This statement will be secured via a compliance condition.
- 2.56. Community Infrastructure Levy (CIL)
- 2.57. As the development provides less than 100m² of new floorspace the scheme would not be liable for CIL.
- 2.58. Summary of S106 legal agreement obligations
- Construction Management Plan
 - CMP Implementation Support Contribution of £3,136
 - Retention of architect

Recommendation: Grant planning permission subject to a s106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th June 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 and search for 'Members Briefing'.

Barton Willmore
7 Soho Square
London
W1D 3QB

Application Ref: **2017/6907/P**

21 June 2018

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
**13A Pond Street
London
NW3 2PN**

Proposal:

Erection of 3-storey dwelling, plus basement including alterations to retained extension (to east of existing cottage) and refurbishment of existing roof terrace, with associated landscaping, following demolition of existing 2-storey cottage.

Drawing Nos: 201-100; 201-101; 201-102; 201-103; 201-110; 201-111; 201-112; 201-113; 201-120; 201-121; 201-122; 201-123; 201-124.

201-200_P03; 201-201_P03; 201-202_P03; 201-203_P03; 201-204_P03; 201-205_P04; 201-210_P04; 201-211_P04; 201-212_P04; 201-213_P04; 201-214_P04; 201-215_P04; 201-216_P04; 201-217_P04; 201-220_P04; 201-221_P04; 201-222_P04; 201-223_P04; 201-224_P04; 201-225_P04.

Response to BIA audit prepared by Entuitive dated April 2018.

Arboricultural Report (TP/13aPS) prepared by Tree Projects dated 8 March 2018.

Gas Monitoring Report prepared by Chelmer Global Ltd dated 10 January 2017.

Structural Report & Basement Impact Assessment (Rev. 7) prepared by Entuitive dated March 2018.

Design & Access Statement prepared by Gianni Botsford Architects dated 27 November 2017.

Planning Statement prepared by Barton Willmore LLP dated December 2017.

Sustainability & Energy Statement prepared by Integration dated 20 October 2017.

Heritage Assessment prepared by Heritage Collective dated October 2017.

Design & Access Statement prepared by Gianni Botsford Architects dated 27 November 2017.

Planning Statement prepared by Barton Willmore LLP dated December 2017.

Sustainability & Energy Statement prepared by Integration dated 20 October 2017.

Heritage Assessment prepared by Heritage Collective dated October 2017.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
201-100; 201-101; 201-102; 201-103; 201-110; 201-111; 201-112; 201-113; 201-120; 201-121; 201-122; 201-123; 201-124.
201-200_P03; 201-201_P03; 201-202_P03; 201-203_P03; 201-204_P03; 201-205_P04; 201-210_P04; 201-211_P04; 201-212_P04; 201-213_P04; 201-214_P04; 201-215_P04; 201-216_P04; 201-217_P04; 201-220_P04; 201-221_P04; 201-222_P04; 201-223_P04; 201-224_P04; 201-225_P04.

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Planning Statement prepared by Barton Willmore LLP dated December 2017.

Sustainability & Energy Statement prepared by Integration dated 20 October 2017.

Heritage Assessment prepared by Heritage Collective dated October 2017.

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

- 3 All new concrete block walls shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing 1969 extension.

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.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork for the west elevation boundary wall demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 Before the relevant part of the work is begun, detailed samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of roof terrace balustrades (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 6 Throughout the implementation of the planning permission 2017/6907/P, the method statement and working practices shall be adopted, and adhered to, in accordance with the Tree Projects Report on Trees ref. TP/13aPS_8th March 2018. 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 method statement.

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 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]

- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 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.

- 9 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 10 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA (Structural Report & Basement Impact Assessment (Rev. 7) prepared by Entuitive dated March 2018 and Response to BIA audit prepared by Entuitive dated April 2018) hereby approved, including but not limited to the monitoring requirements in section 6 of appendix 1 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1 'very slight'.

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.

- 11 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the Sustainability & Energy Statement prepared by Integration dated 20 October 2017. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 (Climate change mitigation), CC2 (Adapting to climate change) and CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.

- 12 The cycle store for 2 cycles hereby approved shall be provided in its entirety prior to the first occupation of the dwelling, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 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 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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION