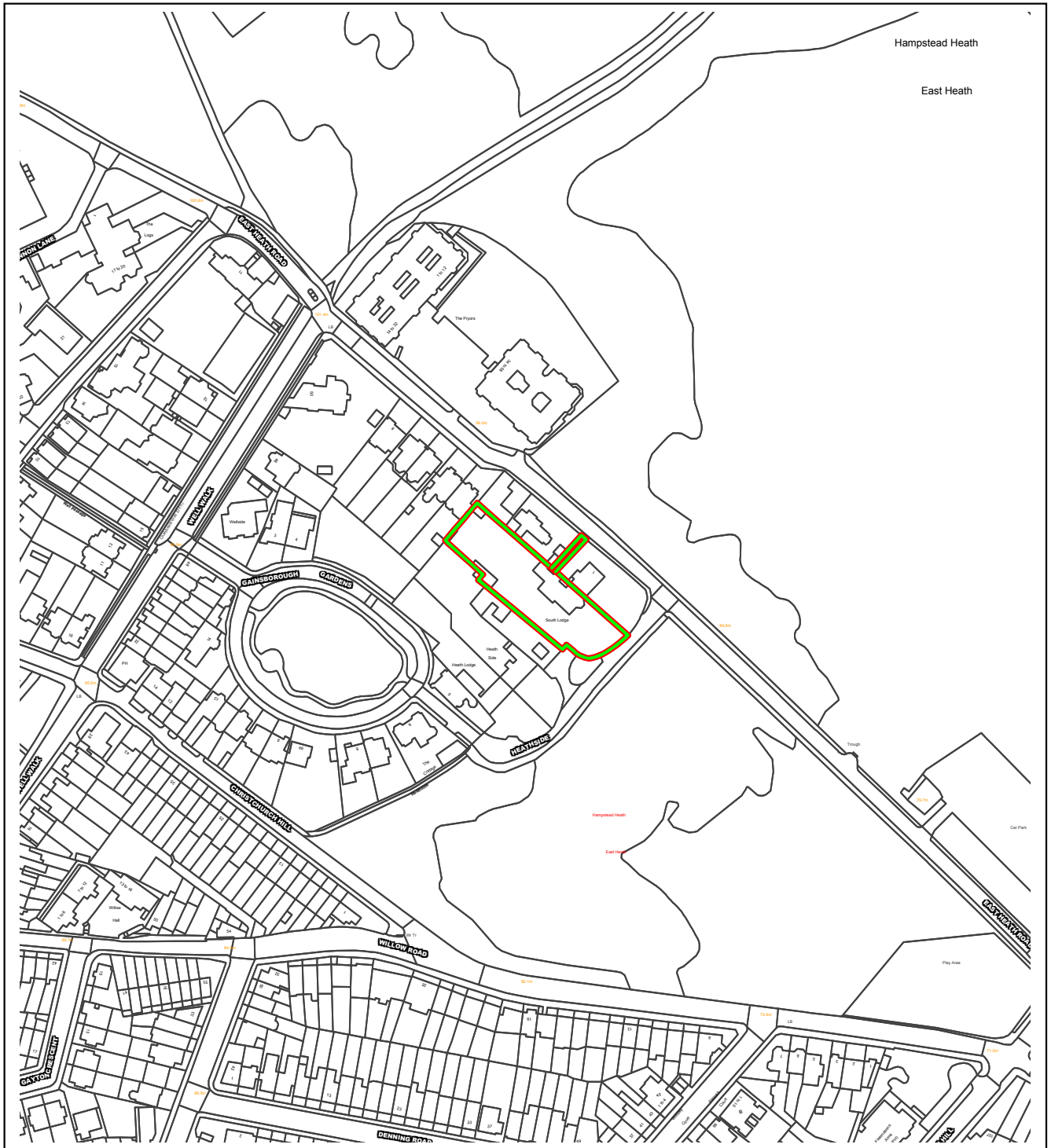


South Lodge, Heathside 2018/2219/P 2018/2472/L



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Site photographs



1. Rear Elevation



2. Side Setback of existing extension



3. Side Access Way from East Heath Road



4. Side Elevation



5. Front Elevation



6. Front elevation of semi-detached pair



7. Existing rear extension



8. Roof terrace with existing railings

Delegated Report		Analysis sheet		Expiry Date:	09/07/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	28/06/2018
Officer			Application Number(s)		
Alyce Keen			2018/2219/P & 2018/2472/L		
Application Address			Drawing Numbers		
South Lodge, Heathside London NW3 1BL			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
External alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, replacement of roof slates and replacement of railings at roof level.					
Recommendation(s):		1. Grant Conditional Planning Permission 2. Grant Listed Building Consent			
Application Type:		Householder Application and Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>No consultation responses were received from local residents following statutory consultation.</p> <p>Site Notice: 07/06/2018 – 28/06/2018. Press advert: 01/06/2018 – 22/06/2018.</p>					
CAAC/Local groups comments:	<p>The Heath & Hampstead Society objected to the application on the following grounds:</p> <p>South Lodge is one of Hampstead's most notable and beautiful houses, listed Grade 2. It adjoins Hampstead Heath, although little of it is publicly visible. It is a fine example of charming C18 Georgian architecture (1784), remaining surprisingly intact over its 200 year-life, and is one of our Conservation Area's jewels. Many of its important original features remain to be seen and enjoyed; it sits in a large garden, which screens much of it from the Heath. The existing rear extension, built in 1972, does not begin to do it justice, and its demolition will be welcomed. The replacement extension, set on the same footprint, should therefore offer a great opportunity to improve and enhance the original house. Regrettably, it does not. The concept of designing extensions to fine old buildings, by using modernistic features, is a good one, provided the old and the new are set apart from each other to maintain their distinctiveness. This general approach is adopted here, but the new architecture is not up to the job; it is a banal composition of metal and glass, with a flat overhanging roof, detailed with little sensitivity, and lacking scale and proportion. South Lodge is too important, both locally and nationally, for this second-rate design.</p> <p><u><i>Officer response to objection:</i></u> Please refer to the detailed assessment of the design and character of the proposed replacement extension in section 2 of this report.</p>					
<ul style="list-style-type: none"> • Heath & Hampstead Society 						

Site Description

The property is a four bedroom semi-detached house arranged over five storeys (basement, ground, first, second and part third floors), located on Heathside adjacent to Hampstead Heath. The house is Grade II listed (jointly with neighbouring East Heath Lodge (No. 1)). The garden walls and gates of both properties are also Grade II listed under a separate record.

The property is located within the pre-1974 Conservation Area and Hampstead Conservation Area.

Relevant History

CTP/D7/10/5/14560/R - Erection of a single storey rear extension at South Lodge, East Heath Road, N.W.3. Granted 27/07/1973.

CTP/D7/10/5/HB495 - Erection of a single storey rear extension at South Lodge, East Heath Road, NW3. Granted 27/07/1973.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and vibration

Policy A5 Basements and lightwells

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)

CPG Amenity (March 2018)

CPG Basements (March 2018)

Hampstead conservation area statement 2001

Hampstead Neighbourhood Plan 2018

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

Assessment

1. Proposal

- 1.1 The proposal seeks to restore original features where these have been previously removed and enhance the overall contribution of the building as both a family dwelling and a heritage asset. As such, as well as the alterations noted below it is also proposed to generally refurbish and repair the building's existing fabric.
- 1.2 Planning Permission and Listed Building Consent is sought for the following works:
- replacement of the existing rear extension with a new extension at ground and basement levels;
 - replacement of window at ground level on the side elevation;
 - replacement of window at second floor on the rear elevation;
 - lowering of existing floor level in part of existing basement;
 - external repairs/restorations including re-pointing of existing brickwork;
 - replacement of slates to roof;
 - replacement of railings at roof level; and
 - internal rearrangement including demolition of some non-original features throughout all levels of the property.
- 1.3 Externally, the existing non-original ground floor rear extension will be removed and replaced providing accommodation at both ground and basement levels. At each level, the new floor space will be directly connected and integrated with the existing floor space within the main house. The replacement rear extension will be approximately 10m (length) x 5m (width) x 3.3m (height), which is only marginally greater than that of the existing rear extension.
- 1.4 In terms of design, the extension is proposed to be of a lightweight metal structure with dark bronze clad roof canopy parapet, a dark bronze finish screen, and doors with solid bottom panel on the south and west walls with a new reclaimed brick wall on the north.
- 1.5 The basement extension will be approximately 13m (length) x 7.4m (width) and therefore would extend beyond the footprint of the ground floor structure by approximately 1.5 metres on the west side and a walk-on rooflight will be placed at the north side to allow appropriate lighting to the new living accommodation at the lower floor level. Both of these aspects face into the property's own extensive gardens rather than towards any immediate boundary to neighbouring properties.
- 1.6 At ground floor level, it is proposed to replace one non-original window adjacent to the main front door and a window at second floor on the rear elevation. At roof level, it is proposed to replace the existing slate tiles like for like and the railings surrounding the roof terrace as well.
- 1.7 Internally, some alterations are proposed at all levels of the existing building. At basement level, the new accommodation below the rear extension will be connected through to the existing basement areas. Where usable head height is currently limited, the existing basement floor level will be lowered by 0.9m to ensure the entire building can be used fully and without restriction. The basement will house a family room, plant and laundry room and a bedroom with en-suite bathroom. Given the levels of the site, the bedroom will have an outlook into the front garden area.
- 1.8 At ground floor level, internal changes are limited to the restoration of heritage features and removal of some non-original internal partitions to create a more usable layout of rooms and spaces. This includes the removal of a non-original alcove in the current kitchen (which will subsequently be used as a reception room) and an existing door off the entrance hall being re-

hung to swing into the adjacent room.

- 1.9 At first floor level the proposal includes the removal of the secondary staircase and the associated wall and door, to form a large shower room. It is proposed that the inner door and walls in the bathroom lobby area are removed and the wall separating the proposed bathroom and lobby area is removed to form one large bath and shower room. The bathroom's main entrance is from the first floor landing. However, it is proposed that the bathroom will have access to the master bedroom via a new opening, which will appear as part of the wardrobe from the master bedroom in order to maintain a traditional layout of rooms.
- 1.10 At second floor level, alterations predominantly relate to creating a more logical and usable layout with each of the bedrooms at this level having access to its own en-suite bathroom facility. A generally traditional layout of rooms is maintained as part of these alterations. Where existing doors are being taken out of use, these will be maintained in situ to allow these to be reutilised at a later date if required. The existing partition wall on the landing will also be removed, to increase the landing area and increase light levels from the rear window. The rear window itself will be replaced on a like for like basis.
- 1.11 At third floor level, alterations are limited to the existing dormer structure to be inspected and repaired where required with the timber cladding to be changed with lead cladding.
- 1.12 The overall increase in floorspace as a result of the development will be 103sqm of additional floorspace created in addition to the existing area of 516sqm. Of this additional floorspace, the majority of this is the additional area of basement located under the replacement rear extension.

The main issues are:

- Design and Conservation
- Neighbour Amenity
- Basement
- Construction Impacts
- Impact on Trees

2. Design and Conservation

- 2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.2 The proposed single storey rear replacement extension is considered subordinate in terms of form, scale and proportions. The extension would be of a contemporary design with lightweight materials and a flat roofline. Though distinct from the historic fabric of the listed building, the design is intended to complement the main house structure and enhance its appearance relative to the existing structure. The junction between the rear elevation of the house and the single storey rear extension is considered to be appropriate as it complements rather than detracts from the main rear elevation of the listed building.
- 2.3 The location of the proposed extension to the rear of the building and the verdant nature of the site and surrounding area would ensure the development would have limited visibility from the public realm and would not detract from the character and appearance of the surrounding conservation area as a result.

- 2.4 The existing basement floor level will be lowered by 0.9m. This limited lowering of the existing basement level maintains the hierarchy of each floor level with the basement clearly subordinate to the principal living spaces, and would not harm the character and setting of the host building.
- 2.5 The replacement of the non-original window adjacent to the front door at ground level and the window at second floor rear elevation are considered acceptable as they are both in keeping with the style and character of the existing fenestration of the building. The installation of a new rainwater pipe is considered acceptable as it would be constructed of black cast iron and remain largely concealed on the side elevation.
- 2.6 The roof will be repaired on a like for like basis where necessary using lead, existing or reclaimed slates. The asphalt covering to the roof terrace will also be repaired due to its poor condition. The existing non-original railings on the roof terrace will be replaced with traditional cast iron railings painted black to match the neighbouring property and provide a more appropriate symmetry. Details of all facing materials will be secured by condition.
- 2.7 Given the above, officers consider the scheme to preserve the special architectural and historic interest of the listed building and the character and appearance of the Hampstead Conservation Area, and thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.8 When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 193 of the NPPF (2018) states that great weight should be given to the asset's conservation irrespective of whether any potential harms amounts to substantial harm, total loss of less than substantial harm.
- 2.9 The proposed development is not considered to lead to 'substantial' harm or any meaningful level of 'less than substantial' harm to the listed building, or any other heritage assets. The proposals seek to reverse changes that have taken place during the 20th century that were detrimental to the special historic interest of the building. The only potential case for 'less than substantial' harm being caused would be the loss of an element of South Lodge that had a direct relationship to what is central to the special architectural and historic interest of the listed building. The proposals, individually or cumulatively, do not reach the threshold of harm that would cause the scheme to fail to preserve the special interest of any designated heritage asset.
- 2.10 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this weight should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.11 The current proposal is considered to enhance the character of the listed building by reversing previously harmful alterations, such as the 1970s kitchen, and would restore and re-instates original details such as the cornices, skirting boards, dado rails and panelling. Any 'less than substantial harm to the significance of a designated heritage asset', if any, that can be attributed to the scheme is outweighed by the positive restoration and enhancement of the listed building. The proposed new extension would be a contextual addition of quality and excellence appropriate to enhance the status of the listed building. The proposals will sustain the listed building for the long term and the works are a means of facilitating that use.
- 2.12 It is considered that none of the individual interventions that make up the overall set of proposals can reasonably be considered to cause harm to the special interest of the listed building when the cumulative extent and impact of the intervention involved is measured against

the overall listed building and the relative amount of historic fabric that remains. The interventions individually and taken as a whole, are considered to help secure the 'optimum viable use' of the listed building.

2.13 Overall, the proposals are primarily focused on areas of the building that have already seen alteration, and are intended to restore missing details and features as well as provide modern family accommodation. The building is now in a tired and out-dated state and would benefit considerably by sympathetic refurbishment. The proposals would not harm any elements of the building's significance but rather will enhance it through the carefully considered interventions and restoration work proposed.

2.14 As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and the NPPF 2018.

3. Neighbour Amenity

3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

3.2 The proposed replacement extension would extend an additional 0.6 metre beyond the depth of the existing extension and 1.5m including the rear walk-on rooflight. The replacement extension would also be slightly wider in parts by less than 1 metre. However, the replacement extension is not considered to result in an adverse impact in terms of privacy, outlook, or impact on daylight and sunlight as the extension is a similar footprint, height, and setback from the side boundary.

3.3 The slight relocation and enlargement of the windows on the side and rear elevations would not alter the existing situation in terms of amenity as there are existing windows at this level and scale.

3.4 As such, the proposed development is in general accordance with policies A1 of the Camden Local Plan 2017.

4. Basement Impacts

4.1 Local Plan Policy A5 (Basements) states 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. In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA).

4.2 Policy A5 also sets out a series of physical parameters which most basement development is required to adhere to. This proposal addresses each of these parameters as follows:

- **not comprise of more than one storey;**

The extended basement will only be a single storey, adjacent to the existing basement level.

- **not be built under an existing basement;**

The additional basement accommodation will be an extension of the existing level. It will not be built under an existing basement level.

- **not exceed 50% of each garden within the property;**

The modest additional basement accommodation will be significantly less than 50% of the area

of each garden. There is no additional basement to the front of the property and the limited space to the rear is immaterial relative to the rear garden area.

- ***be less than 1.5 times the footprint of the host building in area;***

The additional basement is almost entirely contained under the footprint of the replacement ground floor extension which itself almost exactly replicates the footprint of the existing extension. As such, the footprint is significantly less than 1.5 times that of the host building.

- ***avoid the loss of garden space or trees of townscape or amenity value.***

With the basement contained below the footprint of the replacement extension, this will not impact upon the existing gardens. Significant and extensive garden areas will be maintained with no material manifestation of the basement visible within the garden.

4.3 The proposed basement extension would be predominantly beneath the replacement extension to the rear of the property at lower ground floor level. The scale and design of the basement was assessed in section 2 (above) and it is considered that there would be no harm to the architectural character of the building or the character of the area.

4.4 A BIA was submitted by the applicant and independently audited by the Council's third party auditor. The BIA was subsequently revised to include retaining wall design calculations to demonstrate the feasibility of the retaining wall structure and was then re-audited by Campbell Reith. The audit concludes that the development would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area. The proposed basement is therefore considered to comply with policy A5 and CPG - Basements.

5. Construction Impacts

5.1 Policy BA3: Local Requirements for Construction Management Plans (CMP) of the Hampstead Neighbourhood Plan states that proposals for basement development should be accompanied by a Construction Management Plan (CMP), including adequate information to assess the impact of the construction phase such as: the disturbance arising from construction and demolition such as noise, vibration and dust; traffic and construction activity; and the safety of pedestrians, cyclists and other road users. The supporting text to this policy states that the more complex the proposed basements, the more detailed the levels of information which should be provided at the application stage.

5.2 The proposed basement extensions are modest in scale and would not result in significant impacts on highway safety or amenity in the area. The application has therefore been supported by a Construction Statement, which gives a sufficient level of details of the vehicles to be used during construction and how they will access the site, the timing and sequencing of deliveries/removals, storage of materials on site, excavation of ground and how this would be removed from the site, hours of working, noise and dust mitigation measures and a local complaints procedure. This has been reviewed by the Council's Transport and Environmental Health departments who have no objections to the construction management details, which would not result in significant impacts on local highway or pedestrian safety.

5.3 On this basis the proposal complies with Policy BA3 of The Hampstead Neighbourhood Plan as well as policy A1 of the Local Plan, as commensurate construction details have been provided as part of the application that sufficiently demonstrate that the construction phase of the development would be in accordance with policy objectives. The Construction Statement would be secured as part of the planning permission.

6. Impact on Trees

6.1 Local Plan Policy A3 (Biodiversity) states that the Council will protect and seek to secure

additional trees and vegetation. The Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation and require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout.

6.2 The application has been submitted with a Tree Survey, which assesses the impact of the development on nearby trees. The Tree Survey concludes that the potential impacts of development are very low in terms of RPA encroachments of trees retained with no tree removal necessary to facilitate the proposals. The full potential of the impacts can be largely mitigated through design and precautionary measures. The Council's Tree officer has reviewed the Tree Survey and has no objections to the development subject to a tree protection plan and arboricultural method statement being secured by planning condition. The development is therefore considered to comply with policy A3.

7. Conclusion

Overall, the proposed extensions and alterations would preserve the character and appearance of the listed building and conservation area and would not harm the amenity of neighbouring properties and the basement and construction impacts of the development are considered to be acceptable. The proposal is therefore considered to be in accordance with the requirements of the Camden Local Plan, the Hampstead Neighbourhood Plan, the Hampstead Conservation Area Statement and the NPPF.

8. Recommendation

Grant conditional Planning Permission and Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 28th August 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'.

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2018/2472/L**
Please ask for: **Alyce Keen**
Telephone: 020 7974 1400

22 August 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**South Lodge
Heathside
London
NW3 1BL**

DECISION

Proposal:

Internal and external alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, internal rearrangement at all levels, replacement of roof slates and replacement of railings at roof level.

Drawing Nos: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 123. 1938 - 200; 1938 - 201; 1938 - 202; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 210; 1938 - 211; 1938 - 212; 1938 - 220; 1938 - 221; 1938 - 222; 1938 - 223, 1938-417, Planning Statement prepared by Savills dated May 2018, Design & Access Statement prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 2018.

Executive Director Supporting Communities



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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 123. 1938 - 200; 1938 - 201; 1938 - 202; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 210; 1938 - 211; 1938 - 212; 1938 - 220; 1938 - 221; 1938 - 222; 1938 - 223, 1938-417, Planning Statement prepared by Savills dated May 2018, Design & Access Statement prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 2018.

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill);

b) Details of metal railings at roof level;

c) Manufacturer's specification details of all facing materials of the new rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

d) Details of method of brickwork cleaning.

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 D2 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

Application ref: 2018/2219/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 22 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Phone: 020 7974 4444

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planning@camden.gov.uk

www.camden.gov.uk

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**South Lodge
Heathside
London
NW3 1BL**

DECISION

Proposal:

External alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, replacement of roof slates and replacement of railings at roof level.

Drawing Nos: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 123. 1938 - 200; 1938 - 201; 1938 - 202; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 210; 1938 - 211; 1938 - 212; 1938 - 220; 1938 - 221; 1938 - 222; 1938 - 223, 1938-417, Planning Statement prepared by Savills dated May 2018, Design & Access Statement prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 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: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 123; 1938 - 200; 1938 - 201; 1938 - 202; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 210; 1938 - 211; 1938 - 212; 1938 - 220; 1938 - 221; 1938 - 222; 1938 - 223, 1938-417, Planning Statement prepared by Savills dated May 2018, Design & Access Statement prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 2018.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 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 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.

DRAFT

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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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