

24 Heath Drive 2018/0914/P & 2018/0981/L



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Photo 1: Front view 1



Photo 2: Front view 2



Photo 3: Street view



Photo 4: Rear elevation



Photo 5: Rear elevation



Photos 6 & 7: North east side views

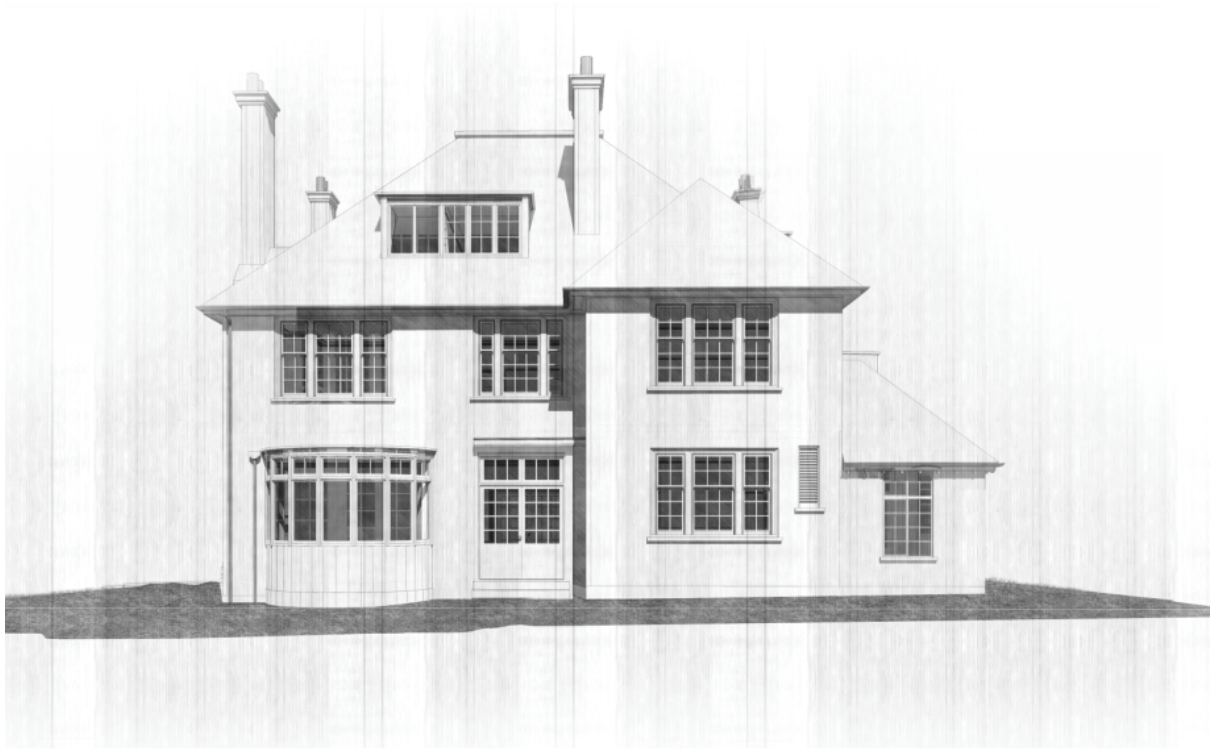


Photo 8: Aerial view of the application site (middle property)



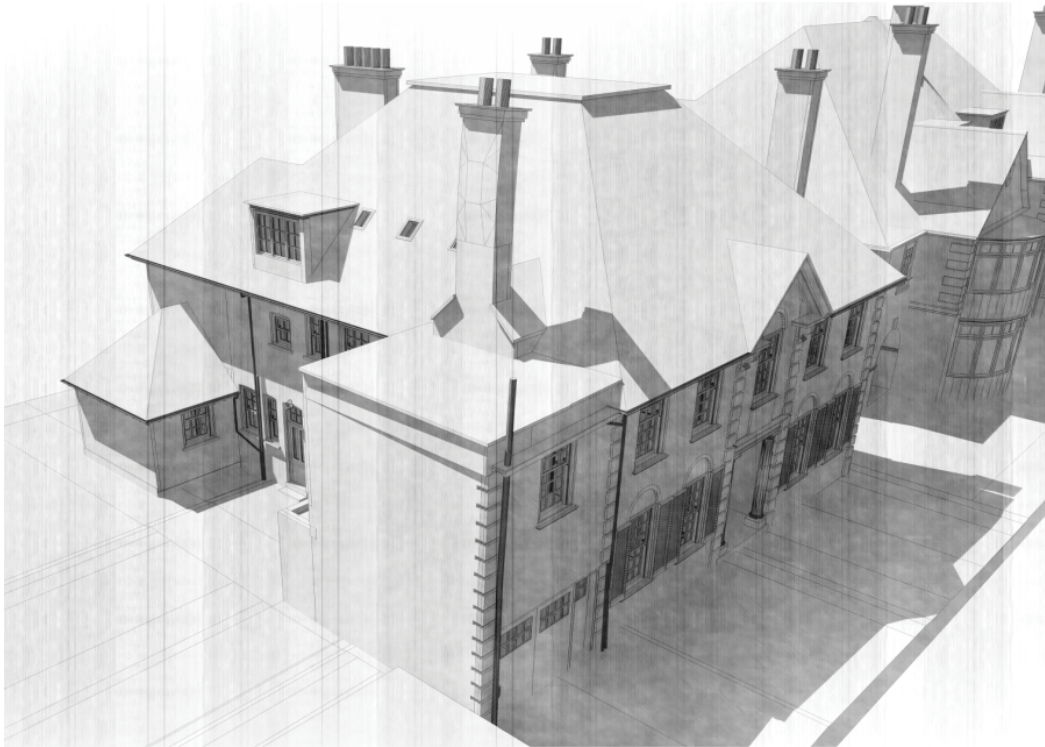
Existing (above) and proposed (below) front elevation visualisation (please note, front dormers have been removed from the proposals)



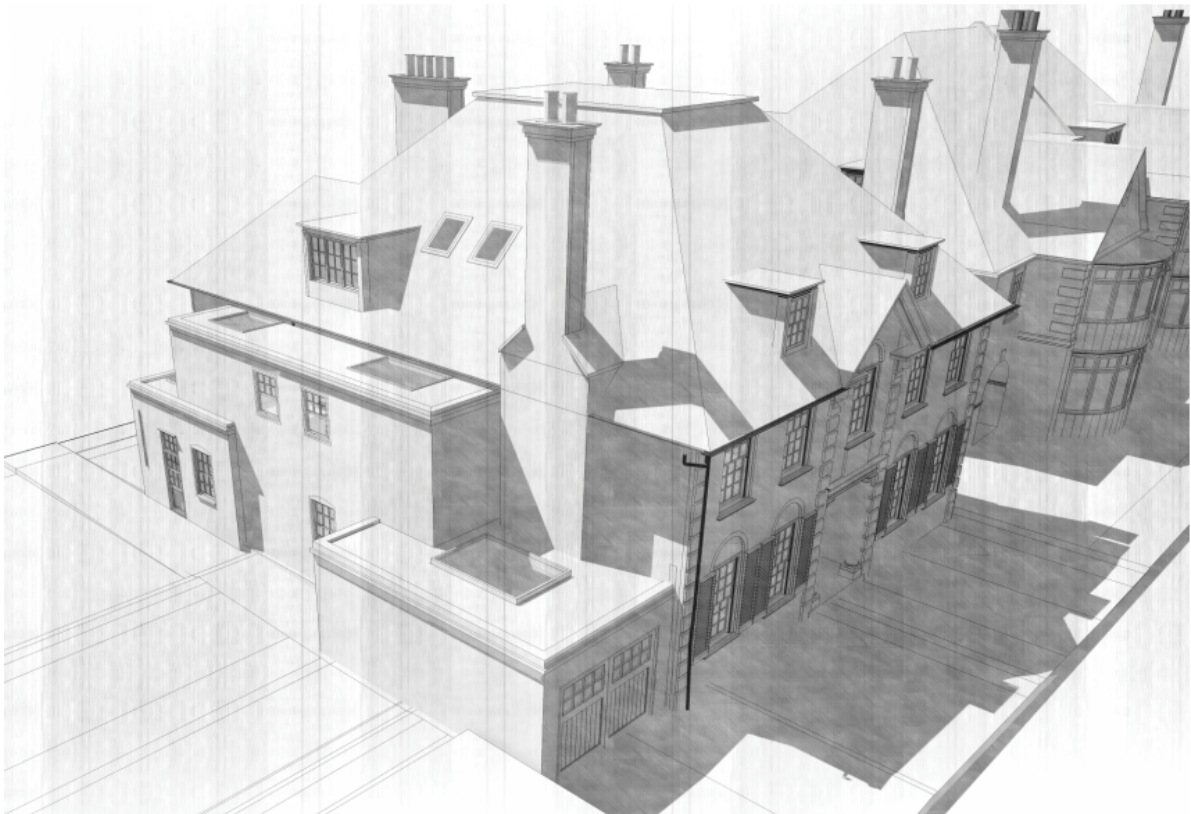


Existing and proposed rear elevation visualisation (please note that the rear extension shown below has been removed from the proposals)





Existing and proposed side elevation visualisation



Delegated Report		Analysis sheet		Expiry Date:	16/04/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	22/03/2018
Officer			Application Numbers		
Laura Hazelton			i) 2018/0914/P ii) 2018/0981/L		
Application Address			Drawing Numbers		
24 Heath Drive London NW3 7SB			Please refer to decision notices.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
<p>i) Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear.</p> <p>ii) Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.</p> <p><i>NB. The proposals are largely the same as those previously brought to Members Briefing on 20/08/2018; however, the previously proposed single storey rear extension constructed of Corten metal cladding and glazing has been removed from the proposals.</i></p>					
Recommendations:		i) Grant Planning Permission ii) Grant Listed Building Consent			
Application Types:		i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	04	No. of objections	01
			No. of support	03		
Summary of consultation responses:	<p>The application was advertised in the local press on 01/03/2018, and site notices were displayed on Heath Drive and Oakhill Avenue to the rear between 28/02/2018 to 21/03/2018.</p> <p>3 letters of support were received from the owners/occupiers of 4 Heath Drive, 83 Redington Road and 7 Oakhill Avenue.</p> <p>1 letter of objection was received from the owner of 23 Heath Drive on the following grounds:</p> <ul style="list-style-type: none"><u>Extent of demolition of a listed building</u><ul style="list-style-type: none">The proposal involves significant demolition and removal of historic fabric, and the replacement extensions are out of character.The proposal would result in harm to the heritage asset with no public benefits.<p><i>Officer response: Please refer to section 3 (Design and Heritage)</i></p><u>Basement development below a listed building</u><ul style="list-style-type: none">The basement would harm the historic interest of the building and would set a precedent.<p><i>Officer response: Please refer to section 3, specifically paragraphs 3.13 – 3.14.</i></p><u>Inadequacy of basement impact assessment</u><ul style="list-style-type: none">The groundwater regime has not been fully understood.Mitigation measures for engineering a solution to these problems are not detailed.The effect of the well pointing system on neighbouring proposed has not been determined.Groundwater levels within the London Clay should be confirmed prior to any construction works.The assessment of potential damage has not used site specific data and is thus of unconfirmed validity.<p><i>Officer response: Please refer to section 4 (Basement). The concerns raised above have also been addressed in section 4 of Campbell Reith's final BIA audit report.</i></p><u>Overlooking from proposed first floor windows, increased sense of enclosure, loss of light from first floor back extension</u><p><i>Officer response: Please refer to section 5 (Amenity).</i></p><u>Loss of trees</u><p><i>Officer response: Please refer to section 7 (Trees and Landscaping).</i></p><u>Plant noise</u><p><i>Officer response: Please refer to paragraphs 5.8 – 5.12.</i></p>					

<p>Local groups' comments:</p>	<p>The Heath & Hampstead Society objected on the following grounds:</p> <ul style="list-style-type: none"> • We are concerned that it is proposed to construct a basement under virtually the whole house; this in itself would harm its architecture and character. The construction of basements under listed buildings goes against the letter and spirit of the Local Plan. • The character and detail of much of the interior would be compromised, both by works of alteration and by the uncomfortable relationship between Quennell's original designs and the modernistic basement, especially the swimming pool area. • The replacement of the sensitively designed bow window by a steel and glass box is disrespectful of Quennell's architectural composition of the garden elevation. <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>Please refer to paragraphs 3.13 – 3.14.</i> • <i>Please refer to Section 3.</i> • <i>Please refer to paragraphs 3.8 – 3.9. Please note that the previously proposed rear extension has been removed from the proposals.</i> <p>The Redington Frognal Association objected on the following grounds:</p> <ul style="list-style-type: none"> • The application is contrary to Camden's Local Plan policies in favour of retaining trees. The Redington Frognal Conservation Area cannot sustain continued tree felling to make way for development. Concerned by the further loss of biodiversity that would result. The trees and hedges to be removed are nearly all native, mature species and many are planted along the side and rear boundaries, with no justification for their removal. • Objection to the introduction of air conditioning plant. <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>Please refer to Section 7.</i> • <i>Please refer to paragraphs 5.8 – 5.12.</i>
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Site Description

The building is located on the east side of Heath Drive and is a detached Grade II listed property designed by CHB Quennell, dated 1907, in the Neo Georgian style. The house is a red brick two storey detached property with a tall tiled roof, its double-fronted symmetrical composition only disrupted by the later first floor extension over the original garage. External detailing includes rusticated pilasters, overhanging eaves with timber soffits and tall chimneys.

The house is part of a run of twelve houses (nos.22-33) designed by Quennell, built 1905-7, of which nos. 24-26 and 31-33 are Grade II listed. It remains in use as a single house, largely retaining its original plan form, and retains a significant amount of original historic fabric. The internal layout is characterised by its large central hall / staircase / landing with cellular arrangement leading off from this.

The site is located within the Reddington and Frognal Conservation Area, which is characterised by the large number of high quality late 19th/early 20th century houses designed in a range of architectural styles.

Relevant History

CTP/E5/8/13/14246 - The conversion of No 24 Heath Drive N.W.3. to provide 4 self-contained flats, including the erection of a side staircase and a rear extension at 1st floor level. Granted 07/09/1972.

CTP/E5/8/13/24913 - The change of use to 4 self-contained units including works of conversion and the erection of a side staircase and a rear extension at 1st floor level. (Renewal of consent dated 7th September

1972 - Ref: 14246). Granted 23/09/1977.

These works were granted prior to the building's listing, and were not implemented.

No. 31 - 2015/3738/P & 2015/3953/L - Extension of existing basement, replacement of existing door to side elevation with a window and insertion of door on southern elevation. Granted 04/02/2016.

No.32 - 2010/0722/P & 2010/0732/L - Replacement of door and windows on side elevation of basement flat and excavation of the existing basement by 750mm. Granted 14/06/2010.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

CPG Basements (March 2018)

CPG7 Transport (September 2011)

Redington and Frognal Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent are sought for the following works:

- Demolition of existing single storey and two storey side extensions to north east elevation.
- Erection of single storey garage replacement to the north east side elevation measuring 3.8m wide, 6.2m deep, and 3.5m high, with 1 x rooflight above.
- Erection of part double, part single storey side extension to the north east side elevation measuring 10m deep, 2.7m wide and 5.8m high. The extension would feature 3 x rooflights.
- Lowering of the ground levels of the existing basement and creation of a new indoor swimming pool which extends 5.1m past the rear building line with glazed walk-on skylight measuring 4m x 0.7m above. The basement would be excavated to a depth of 4.3m, increasing to 6.6m deep for the swimming pool.
- Erection of new side dormer window to the south west roof slope measuring 2.3m wide, 1.9m deep and 1.6m high.
- Replacement of 3 x existing rooflights with 3 x new conservation-style rooflights to the north east roof slope and 1 x new rooflight to the south west roof slope, all measuring 0.9m x 0.8m. Installation of 2 x rooflights to uppermost flat roof measuring 2.1m x 1.4m and 1.9m x 0.8m.
- Repair and rebuilding of chimney stack.
- Removal of trees and re-landscaping works.
- Installation of 1 x external AC unit within rear garden behind shed, screened by 2m high trellis.
- Various repairs and internal alterations including the following:
 - *Repairs to existing windows and installation of secondary glazing.*
 - *Facing brickwork to be cleaned using water-based system.*
 - *Subdivision and new partition walls at first floor level.*

1.2 The following revisions were made during the course of the application:

- Removal of new external door opening to south west elevation at ground floor level.
- Removal of 2 x front dormer windows at roof level.
- Relocation of proposed external AC unit to behind garden shed, further from neighbouring buildings.
- Removal of second door opening from lounge to hallway.
- Removal of single storey rear extension constructed of Corten metal cladding and glazing.

2.0 Assessment

2.1 The principle considerations in the determination of this application are as follows:

- Design (the impact of the proposal on the special character of the host Grade II listed building and wider Redington and Frogna Conservation Area),
- Amenity (impact on neighbouring amenity in terms of daylight/sunlight, outlook, noise and privacy),
- Basement considerations,
- Transport,
- Trees and landscaping, and
- CIL/S106.

3.0 Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan 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. Camden's Development Policies Document is supported by CPG1 (Design) and the Redington and Frogna Conservation Area Statement.

- 3.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) are relevant.
- 3.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.4 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Significance of host building

- 3.6 The building was first listed as Grade II in January 1999 with the following listing description:

Detached house. 1907. By CHB Quennell. Red brick. Tall tiled roof, hipped with central gable to front facade; return gabled roofs with tall brick chimney-stacks; overhanging eaves with painted timber soffits. Symmetrical design. 2 storeys, 5 windows. Central gabled entrance bay with rusticated brick pilasters terminating in enriched console brackets supporting on each side a short continuation of the eaves to appear as a broken pediment. Entrance with porch of 2 columns supporting an entablature with projecting cornice; recessed doorway with panelled door, sidelights and overlight having diaper glazing. Above, a flush framed sash with exposed boxing having a segmental-arched stuccoed head with carved festoon enrichment. Outer bays each with 2 similar sashes at ground floor but with louvred shutters and no enrichment to segmental heads. 1st floor, each bay with 2 flush framed sashes. INTERIOR: not inspected.

- 3.7 The application building is a red brick two storey detached property with a tall tiled roof in the Neo Georgian style. Its double-fronted symmetrical composition is only disrupted by the later first floor extension over the original garage. External detailing includes rusticated pilasters, overhanging eaves with timber soffits and tall chimneys.
- 3.8 The house is part of a run of twelve houses (nos.22-33) designed by Quennell, built 1905-7, of which nos. 24-26 and 31-33 are Grade II listed. It remains in use as a single house, largely retaining its original plan form, and retains a significant amount of original historic fabric. The internal layout is characterised by its large central hall / staircase / landing with cellular arrangement leading off from this.

Removal of first floor extension over garage and rear/side extension and erection of replacement part two storey side/infill extension

- 3.9 The principle of the removal of the existing non-original first floor side extension and the proposed setting back of the existing garage at ground floor level is welcomed as it will return the building to its original symmetrical composition, enhancing both the character of the host building and that of the wider conservation area.
- 3.10 The proposed replacement part single/part two storey side extension set behind the externally expressed chimney stack is considered acceptable. The extension has been designed so as to retain existing openings in this location and minimise the loss of historic fabric. Internally, the retention of the original openings would ensure the historic plan form was preserved and enable the extension to be read as a contemporary addition. The front building line of the first floor extension has been pulled back to allow for the full expression of the chimneystack, which is welcomed, and the use of traditional brick matching the host building would ensure it read as a sympathetic addition to the building. A brick sample has been

submitted as part of the planning application, which the Council's Conservation Officer has confirmed is acceptable.

Internal alterations

Ground floor

- 3.11 At ground floor level, most of the original side elevation to the existing kitchen area is proposed to be retained, re-using the existing doorway and dropping the cill to the existing window opening to enable circulation from the proposed kitchen to the new side extension. The existing window to the existing WC and the external door (both of which would be internalised within the proposed side extension) would also be retained. The limited extent of the changes to this elevation are welcomed as they will help to maintain the legibility of the original side elevation and maximise the amount of retained original masonry wall.

First floor

- 3.12 The proposed subdivision of the existing dressing room to form two en-suite spaces is considered to be acceptable.
- 3.13 It is also proposed to enlarge the existing bathroom to take in the spaces currently occupied by the separate WC and cupboard, retaining nips and downstand which is considered acceptable.

Wiring and servicing

- 3.14 The proposals include the re-wiring of the property and installation of new ventilation and cooling services. The risers, pipework and wiring will make use of existing chimneys to ensure minimal intervention that would not result in a harmful loss of fabric, and the majority of the new plant and ventilation would be located at basement level and within the attic. The Council's Conservation Officer has confirmed the works would be sensitive alterations that would not cause harm to the significance of the building.

Basement extension

- 3.15 The proposed lowering and extension of the existing basement floor is considered acceptable. The existing basement is not a significant part of the building, and the proposed alterations would not harm the historic fabric or historic architectural form. The proposed basement is modest, with a lower floor to ceiling height than the floors above (aside from the proposed pool), with a plan form that shadows the rest of the building. The simplistic design also means that it does not compete with the architectural style and detailing of the rest of the building, and the hierarchy of the building is maintained. The basement extends slightly underneath the garden, but does not disrupt the landscaping above.
- 3.16 The proposed strip of walk on glazing within the rear garden has been pushed away from the existing rear building line and incorporated into the landscaping to disguise its appearance and impact on the setting of the building, which is welcomed.

Conclusion

- 3.17 On balance, the proposed works are not considered to result in harm to the special character or historic significance of the listed building, nor to the character and appearance of the wider conservation area. The replacement side extensions are considered to respect the original layout and form of the host building and would be an improvement on the existing two storey side extension. Internally, the works would be modest and would respect the historic plan form of the building, and the proposed basement extension would respect the original hierarchy of the building. The proposals are therefore considered to comply with policies D1 and D2 of the Camden Local Plan 2017.

4.0 Basement

- 4.1 Policy A5 states that in determining applications 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, where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability. Developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 4.2 The proposed basement development comprises an extension to the existing basement to include excavation beneath the full footprint of the main part of the existing building, with an element (approximately 35sqm) projecting into the rear garden. The basement level would vary between 4.3 and 6.6m below ground level. The area of additional depth is to allow for the creation of a swimming pool. A 'sunken pit' level will be created beneath the northern corner of the basement with a suspended floor slab above at the level of the main basement, which will house a plant room and pool attenuation tank. The basement level will be excavated to a depth of 4.30m, the pool level to 6.39m and the 'sunken pit' to a depth of 6.62m below ground level.
- 4.3 Although large, the proposed basement extension would comply with requirements (f) to (m) of Policy A5. Namely:
- The basement would not comprise of more than one storey;
 - The basement would not be built under an existing basement. Although the building has an existing basement level, much of this is either crawl-space or low-head height, where the floor levels would be lowered to create usable space;
 - The basement would not exceed 50% of either the front or rear garden within the property. Although the basement would extend into the rear garden by an area of 35sqm, it would retain a rear garden of over 500sqm;
 - The basement would be less than 1.5 times the footprint of the host building in area;
 - The basement would extend into the garden no further than 50% of the depth of the host building; and would be set away from neighbouring property boundaries by at least 1m at the closest point;
 - The basement would avoid the loss of garden space or trees of townscape or amenity value. Although the basement extension within the rear garden would not retain soil substrate above, it is not considered to cause harm to the garden planting, rainwater runoff or flood mitigation given the size of the basement relative to the garden area.
- 4.4 The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith to review the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with Policy A5 and Camden's basement planning guidance. The Basement Impact Assessment (BIA) has been carried out by Gabriel GeoConsulting Ltd with supporting documents provided by Form Structural Design Ltd and Studio Kyson. The authors possess suitable qualifications which are in accordance with LBC guidance.
- 4.5 Campbell Reith issued their BIA audit report on 2nd August 2018 confirming that the submitted BIA and details have been conducted in accordance with the requirements of Policy A5 and CPG4 and would result in negligible impact to neighbours and the highway. If planning permission is granted, conditions will be imposed requiring the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works, and requiring the basement to be completed in accordance with the approved basement impact assessment and associated documents.

5.0 Amenity

- 5.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes overlooking, outlook, noise, daylight and sunlight.

Overlooking

- 5.2 At ground floor level to the north east elevation, the existing extensions would be demolished and rebuilt, introducing two new window openings and a door closer to the boundary with no. 23. At present, there are four window openings and a glass-paned door in this location, and although the new building line would sit closer to the boundary with no.23, given the height of the boundary wall, the replacement windows are not considered to materially increase the opportunity for overlooking of neighbouring windows. At first floor level, two new windows would replace three existing windows of a similar size to the north east elevation, to serve a bathroom and dressing room. If planning permission is granted, a condition would be imposed requiring these windows to be obscure glazed. At roof level, two rooflights to this elevation would be enlarged, but given the fact that they face upwards, they are not considered to cause harm to neighbouring privacy.
- 5.3 To the south west elevation, a new dormer window would be introduced to the roofslope. Although this would directly face two dormer windows to the side roofslope of no.25, Council records indicate that these windows serve a bathroom and internal stairwell, and as such, the new dormer window is not considered to cause significant harm to the privacy of the neighbouring occupants.

Outlook

- 5.4 Due to the location, nature and scale of the proposals, and the relationship with the neighbouring properties nos. 23 and 25, the development is not considered to cause harm to neighbouring outlook.

Daylight/Sunlight

- 5.5 The applicant has submitted a Daylight/Sunlight Report prepared by Point 2 Surveyors to assess the potential impact of the proposed development on the daylight and sunlight amenity to no.23.
- 5.6 The study found that the ground floor hall, ground to first floor stairwell, first floor bathroom, and first floor hallway of the neighbouring property no.23 would all experience improvements in daylight and sunlight. The ground floor bathroom would experience a reduction in daylight of 29.8% (BRE guidance states that any loss over 20% would be noticeable); however, given the obscure glazing serving this room and the fact that it is not a habitable room, this reduction is not considered harmful to the amenity of neighbouring occupants. The second floor bathroom would experience a minimal reduction in daylight but would retain a vertical sky component of 34% (BRE guidance states that a window achieving a VSC of at least 27% will receive very good daylight). Overall, the majority of rooms at no.23 would experience improvements in daylight, with the only two rooms impacted being bathrooms. As these are non-habitable, they are afforded less protection than habitable rooms such as bedrooms and living rooms, and as such the reductions in daylight are not considered to result in material harm to the amenity of the occupants.

Noise Impacts

- 5.7 The proposals include the installation of the following plant:
- Daikin Condenser RXYSQ10TY1
 - Nuaire MVHR XBOXER (intake and exhaust)
 - Menerga 18-20-21 AHU (intake and exhaust)
- 5.8 The condenser and air handling unit (AHU) would be located internally, however they would both have intake and discharge atmospheric grilles located to the rear and front of the building.
- 5.9 The nearest noise sensitive receptors are the neighbouring residential properties to the north east and south west of the site at nos. 23 and 25 Heath Drive.
- 5.10 A plant impact noise assessment has been prepared in support of the planning application. The noise impact assessment has been undertaken using manufacturer noise data to predict the noise levels from the proposed plant, when measured at the nearby noise sensitive receivers. An environmental noise survey was also undertaken to determine a noise emission criteria for the proposed mechanical plant operation assuming 24-hour use. The proposed criteria ensures that the noise from the proposed plant would be 10 decibels lower than the lowest background levels following the installation of additional

mitigation measures (louvred acoustic enclosure).

- 5.11 The Council's Environmental Health Officer has assessed the proposals and confirmed they are acceptable subject to adequate mitigation measures being installed. Therefore, if planning permission is granted, it would be subject to a condition requiring detailed layout drawings of proposed plant and enclosures, and a compliance condition requiring noise from plant to remain 10db or more below the lowest background noise level.

6.0 Transport

Managing the impacts of construction on the surrounding highway network

- 6.1 Policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. The policies also relate to how development is connected to the highway network. For some developments, this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 6.2 While the development is not considered to be a large scale development, due to the location of the site and the 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 council's 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.
- 6.3 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.

Highway and Public Realm Improvements directly adjacent to the site

- 6.4 Paragraph 6.11 (Policy A1) of the new Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces at the developer's expense. The footway and carriageway directly adjacent to the site could be damaged as a direct result of the proposed works. We would therefore need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Policy A1 of the Local Plan. A cost estimate for highway works has been requested from our Design Engineering Team and will be secured via legal agreement.

7.0 Trees and Landscaping

- 7.1 The scheme involves the removal of 16 trees of which 3 are category B and 12 are category C, and 2 hedges and 1 group of category C trees in line with BS5837:2012. The trees to be removed are mostly along the side boundaries within the rear garden, with 5 to be removed from the front garden. While this appears to be a high number of trees proposed for removal, the site has been unmanaged for many years which has resulted in a large proportion of the trees on site growing in positions that are unsuitable and unsustainable in the long term as they are self-sown. Given the large number of trees in the rear garden which was severely overgrown at the time of the Officers' site visit, the proposed removal of the trees is not considered to harm the visual amenity of the building or wider conservation area.
- 7.2 The highest quality trees (3 category A trees and 4 category B trees) are proposed to be retained and are situated at the back of the rear garden. The submitted Arboricultural Impact Assessment has been reviewed by the Council's Tree officer. They considered that the loss of canopy cover and visual amenity provided by the trees to be removed could be mitigated against through replacement planting.
- 7.3 The minor pruning proposed to trees that are to be retained is considered acceptable.
- 7.4 Development is proposed within the root protection areas of trees that are proposed to be retained. The arboricultural method statement and tree protection plan have been submitted but the tree protection

plan is not considered sufficient to demonstrate that all the trees to be retained will be adequately protected, in particular T1, an off-site tree on the highway which is at risk at the entrance to the site and T20, a rear garden tree that is not afforded protection by fencing in the submitted protection plan. The Council's Tree Officers are confident that these issues can be addressed via condition requiring tree protection details. The arboricultural method statement is considered fit for purpose.

7.5 A planting plan has been submitted to detail proposed replacement trees and other planting. While it is acknowledged that some of the existing trees on site that are of a large ultimate size may be unsuitable in the long term, the tree species proposed are not considered to be appropriate replacement for those proposed for removal, e.g. Multi-stemmed *Amelanchiers* and 4no *Acer palmatum* trees in containers which are unlikely to ever grow larger than 3/4m in height when mature yew trees are proposed for removal.

7.6 Consequently, the Council's Tree Officer has confirmed that the proposed landscaping would only be acceptable subject to the condition that the replacement trees are proportionate to those that are to be removed (condition 4). Planning permission would also be subject to conditions requiring details of tree protection measures and for any trees that die within a period of five years to be replaced (conditions 5 and 6).

8.0 Conclusion

8.1 Overall, the proposed development is considered sympathetic and subordinate to the host building and would preserve the character and appearance of the host building and wider conservation area. The amenity of neighbouring residents would be maintained, subject to the recommended conditions. The development is considered to comply with policies A1, A4, A5, D1, D2, T4 and it is therefore recommended that planning permission is granted subject to a S106 legal agreement.

8.2 Expected heads of terms:

- Construction Management Plan (CMP) and CMP Implementation Support Contribution of £3,136.
- Highways contribution (to be confirmed).

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd September 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'.

Bell Cornwell LLP
The Print Rooms
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London
SE1 0LH

Application Ref: **2018/0981/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 September 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**24 Heath Drive
London
NW3 7SB**

DECISION

Proposal: Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.

Drawing Nos:

Documents:

Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P2 dated 30/01/2018; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Noise Impact Assessment ref: 12935-NIA-01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details:

Executive Director Supporting Communities



Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev E, Landscape design layout ref 002 rev H, Landscape dimensioned plan ref 002 rev F, 003 rev E, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Mechanical engineering services outdoor services layout drawing ref: 16/117-M14 ref PL1; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

Electrical Services drawings: 16/117-E01 rev PL, 16/117-E02 rev PL2, 16/117-E03 rev PL2, 16/117-E04 rev PL3, 16/117-E05 rev PL3, 16/117-E06 rev PL3, 16/117-E07 rev PL2, 16/117-E08 rev PL3, 16/117-E09 rev PL3, 16/117-E10 rev PL3, 16/117-E12 rev PL, 16/117-E13 rev PL2.

Mechanical and Servicing drawings: M-01 rev PL3, M-02 rev PL3, M-03 rev PL3, M-04 rev PL4, M-05 rev PL4, M-06 rev PL3, M-07 rev PL3, M-08 rev PL3, M-09 rev PL0, M-10 rev PL0, M-11 rev PL1, M-12 rev PL0, M-14 rev PL2, M-15 rev PL0, M-16 rev PL1, M-17 rev PL0, M-18 rev PL1, M-19 rev PL1, M-20 rev PL1, PH-01 rev PL1, PH-02 rev PL1, PH-03 rev PL3, PH-04 rev PL3, PH-05 rev PL3, PH-06 rev PL3, PH-07 rev PL3, PH-08 rev PL1.

Swimming pool detailed drawings refs: HCS 1502 002 rev C, HCS 1502 003 rev A, HCS 1502 004 rev A, HCS 1502 005, HCS 1502 006, HCS 1502 007, HCS 1502 008.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Existing Drawings:

0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings:

0501 rev A, 1499 rev A, 1500 rev B, 1501 rev A, 1502 rev B, 1503 rev A, 1600 rev A, 1601 rev B, 1602 rev A, 1603 rev A, 1700 rev A, 1701 rev A, 1999 rev A, 2000 rev C, 2001 rev B, 2002 rev C, 2003 rev C, 2099 rev A, 2100 rev B, 2101 rev B, 2102 rev B, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev A, 3001 rev B, 3002 rev A, 3003 rev B, 3100, 3101, 3102 rev A, 3103, 3104, 3105 rev A, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 4000 rev A, 4001, 4002 rev B, 4003, 5000, 5001, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data

sheet; Conservation Specifications - Guidelines for service removal/installation document.

The Council has considered your application and decided to grant listed building consent 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 drawings and documents:

Existing Drawings:

0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings:

0501 rev A, 1499 rev A, 1500 rev B, 1501 rev A, 1502 rev B, 1503 rev A, 1600 rev A, 1601 rev B, 1602 rev A, 1603 rev A, 1700 rev A, 1701 rev A, 1999 rev A, 2000 rev C, 2001 rev B, 2002 rev C, 2003 rev C, 2099 rev A, 2100 rev B, 2101 rev B, 2102 rev B, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev A, 3001 rev B, 3002 rev A, 3003 rev B, 3100, 3101, 3102 rev A, 3103, 3104, 3105 rev A, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 4000 rev A, 4001, 4002 rev B, 4003, 5000, 5001, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Electrical Services drawings: 16/117-E01 rev PL, 16/117-E02 rev PL2, 16/117-E03 rev PL2, 16/117-E04 rev PL3, 16/117-E05 rev PL3, 16/117-E06 rev PL3, 16/117-E07 rev PL2, 16/117-E08 rev PL3, 16/117-E09 rev PL3, 16/117-E10 rev PL3, 16/117-E12 rev PL, 16/117-E13 rev PL2.

Mechanical and Servicing drawings: M-01 rev PL3, M-02 rev PL3, M-03 rev PL3, M-04 rev PL4, M-05 rev PL4, M-06 rev PL3, M-07 rev PL3, M-08 rev PL3, M-09 rev PL0, M-10 rev PL0, M-11 rev PL1, M-12 rev PL0, M-14 rev PL2, M-15 rev PL0, M-16 rev PL1, M-17 rev PL0, M-18 rev PL1, M-19 rev PL1, M-20 rev PL1, PH-01 rev

PL1, PH-02 rev PL1, PH-03 rev PL3, PH-04 rev PL3, PH-05 rev PL3, PH-06 rev PL3, PH-07 rev PL3, PH-08 rev PL1.

Swimming pool detailed drawings refs: HCS 1502 002 rev C, HCS 1502 003 rev A, HCS 1502 004 rev A, HCS 1502 005, HCS 1502 006, HCS 1502 007, HCS 1502 008.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Documents:

Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P2 dated 30/01/2018; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Noise Impact Assessment ref: 12935-NIA-01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Daylight and Sunlight Amenity Report dated 20/04/2018.

3 Trees and Landscaping details:

Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev E, Landscape design layout ref 002 rev H, Landscape dimensioned plan ref 002 rev F, 003 rev E, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Mechanical engineering services outdoor services layout drawing ref: 16/117-M14 ref PL1; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

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 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.

5 Notwithstanding what is shown on drawings 2000 rev B and L(23)02 rev P5, the proposed door opening between the kitchen and living room shall be single leaf,

details of which shall have been submitted to and approved in writing by the Council prior to the commencement of the relevant part of the works.

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.

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

Bell Cornwell LLP
The Print Rooms
164-180 Union Street
London
SE1 0LH

Application Ref: **2018/0914/P**

13 September 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:
**24 Heath Drive
London
NW3 7SB**

Proposal: Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear.

Drawing Nos:
Existing Drawings:
0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01
rev P1, L(00)02 rev P1.

Proposed Drawings:

0501 rev A, 1499 rev A, 1500 rev B, 1501 rev A, 1502 rev B, 1503 rev A, 1600 rev A, 1601 rev B, 1602 rev A, 1603 rev A, 1700 rev A, 1701 rev A, 1999 rev A, 2000 rev C, 2001 rev B, 2002 rev C, 2003 rev C, 2099 rev A, 2100 rev B, 2101 rev B, 2102 rev B, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev A, 3001 rev B, 3002 rev A, 3003 rev B, 3100, 3101, 3102 rev A, 3103, 3104, 3105 rev A, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 4000 rev A, 4001, 4002 rev B, 4003, 5000, 5001, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Electrical Services drawings: 16/117-E01 rev PL, 16/117-E02 rev PL2, 16/117-E03 rev PL2, 16/117-E04 rev PL3, 16/117-E05 rev PL3, 16/117-E06 rev PL3, 16/117-E07 rev PL2, 16/117-E08 rev PL3, 16/117-E09 rev PL3, 16/117-E10 rev PL3, 16/117-E12 rev PL, 16/117-E13 rev PL2.

Mechanical and Servicing drawings: M-01 rev PL3, M-02 rev PL3, M-03 rev PL3, M-04 rev PL4, M-05 rev PL4, M-06 rev PL3, M-07 rev PL3, M-08 rev PL3, M-09 rev PL0, M-10 rev PL0, M-11 rev PL1, M-12 rev PL0, M-14 rev PL2, M-15 rev PL0, M-16 rev PL1, M-17 rev PL0, M-18 rev PL1, M-19 rev PL1, M-20 rev PL1, PH-01 rev PL1, PH-02 rev PL1, PH-03 rev PL3, PH-04 rev PL3, PH-05 rev PL3, PH-06 rev PL3, PH-07 rev PL3, PH-08 rev PL1.

Swimming pool detailed drawings refs: HCS 1502 002 rev C, HCS 1502 003 rev A, HCS 1502 004 rev A, HCS 1502 005, HCS 1502 006, HCS 1502 007, HCS 1502 008.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Documents:

Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P2 dated 30/01/2018; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Noise Impact Assessment ref: 12935-NIA-01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details:

Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev E, Landscape design layout ref 002 rev H, Landscape dimensioned plan ref 002 rev F, 003 rev E, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Mechanical engineering services outdoor services layout drawing ref: 16/117-M14 ref PL1; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

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

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Existing Drawings:

0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings:

0501 rev A, 1499 rev A, 1500 rev B, 1501 rev A, 1502 rev B, 1503 rev A, 1600 rev A, 1601 rev B, 1602 rev A, 1603 rev A, 1700 rev A, 1701 rev A, 1999 rev A, 2000 rev C, 2001 rev B, 2002 rev C, 2003 rev C, 2099 rev A, 2100 rev B, 2101 rev B, 2102 rev B, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev A, 3001 rev B, 3002 rev A, 3003 rev B, 3100, 3101, 3102 rev A, 3103, 3104, 3105 rev A, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 4000 rev A, 4001, 4002 rev B, 4003, 5000, 5001, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

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Mechanical and Servicing drawings: M-01 rev PL3, M-02 rev PL3, M-03 rev PL3, M-04 rev PL4, M-05 rev PL4, M-06 rev PL3, M-07 rev PL3, M-08 rev PL3, M-09 rev PL0, M-10 rev PL0, M-11 rev PL1, M-12 rev PL0, M-14 rev PL2, M-15 rev PL0, M-16 rev PL1, M-17 rev PL0, M-18 rev PL1, M-19 rev PL1, M-20 rev PL1, PH-01 rev PL1, PH-02 rev PL1, PH-03 rev PL3, PH-04 rev PL3, PH-05 rev PL3, PH-06 rev PL3, PH-07 rev PL3, PH-08 rev PL1.

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- 4 Trees and Landscaping details:
Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev E, Landscape design layout ref 002 rev H, Landscape dimensioned plan ref 002 rev F, 003 rev E, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Mechanical engineering services outdoor services layout drawing ref: 16/117-M14 ref PL1; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development 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.

- 6 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 Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design demolition and 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.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the first use of the proposed plant, detailed layout drawings indicating plant/enclosure locations, and atmosphere-side AHU ducting and attenuator layouts shall be submitted to and approved by the Council in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 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.

- 10 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment dated March 2018, email dated from Gabriel GeoConsulting Ltd and Addendum to Basement Impact Assessment dated 11/07/2018 hereby approved.

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 first floor windows to the north east elevation shall be obscure-glazed and permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 12 No development shall take place until full details of hard and soft landscaping, means of enclosure of all un-built, open areas, and details of replacement trees proportionate to those to be removed, have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 and 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 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.
- 4 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.

- 5 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

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

DRAFT

Supporting Communities Directorate

DECISION