

Application ref: 2018/1897/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 3 October 2018

Development Management
Regeneration and Planning
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BB Partnership
Studios 33-34
10 Hornsey Street
London N7 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 The Mount
London
NW3 6SZ**

Proposal: Lower depth and increase width of rear lightwell along with installation of new external stair and balustrade, installation of metal railings to front boundary wall and front elevation brickwork altered

Drawing Nos: FWG_001; FWG_002; FWG_003; FWG_004; FWG_101; FWG_102
REV E; FWG_103 REV E; FWG_104 REV D; FWG_105 REV D; FWG_106 REV B;
WINDOW SCHEDULE; Tree Survey Report dated April 2018, prepared by Canopy
Consultancy; Tree protection plan - 18-585-TPP (dated 23.04.18).

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 [FWG_001; FWG_002; FWG_003; FWG_004; FWG_101; FWG_102 REV E; FWG_103 REV E; FWG_104 REV D; FWG_105 REV D; FWG_106 REV B; WINDOW SCHEDULE; Tree Survey Report dated April 2018, prepared by Canopy Consultancy; Tree protection plan - 18-585-TPP (dated 23.04.18)]

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

- 4 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 hereby approved.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal would alter an existing lightwell at rear ground floor level so that its depth is lowered (by 49cm) and railings and a York stone stairway are installed to provide access to the lower ground floor level. These alterations, by virtue of their location at rear lower / ground floor level, materials and detailed design, are considered sympathetic and would preserve the character and appearance of the building and the wider conservation area.

The limited depth proposed would not trigger the requirement for a Basement Impact Assessment (BIA) in this instance, as per CPG Basements and Policy BA1: Local requirements for Basement Impact Assessments of the Hampstead Neighbourhood Plan. In addition, given its scope, the proposal would not trigger the requirement for a Basement Construction Plan (BCP) as per Policy BA2: Basement Construction Plans of the Hampstead Neighbourhood Plan.

The alterations to the front boundary wall, railings and paving are an improvement and reference traditional features noted on neighbouring buildings in the vicinity.

The works to both the front and rear, by virtue of their terminating height and position would predominantly be set below the adjacent boundary walls or of a sufficient distance away from adjacent residential buildings, therefore their

introduction would not result in a detrimental loss of light, outlook or privacy to neighbouring occupiers.

To ensure that the development will not have an adverse effect on existing trees, particularly those in the front garden, a suitable condition is attached.

The planning history of the site has been taken into account when coming to this decision. No comments were received during the course of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, the National Planning Policy Framework 2018 and the Hampstead Neighbourhood Plan 2018-2033.

- 2 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).
- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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 T. Joyce

David Joyce
Director of Regeneration and Planning