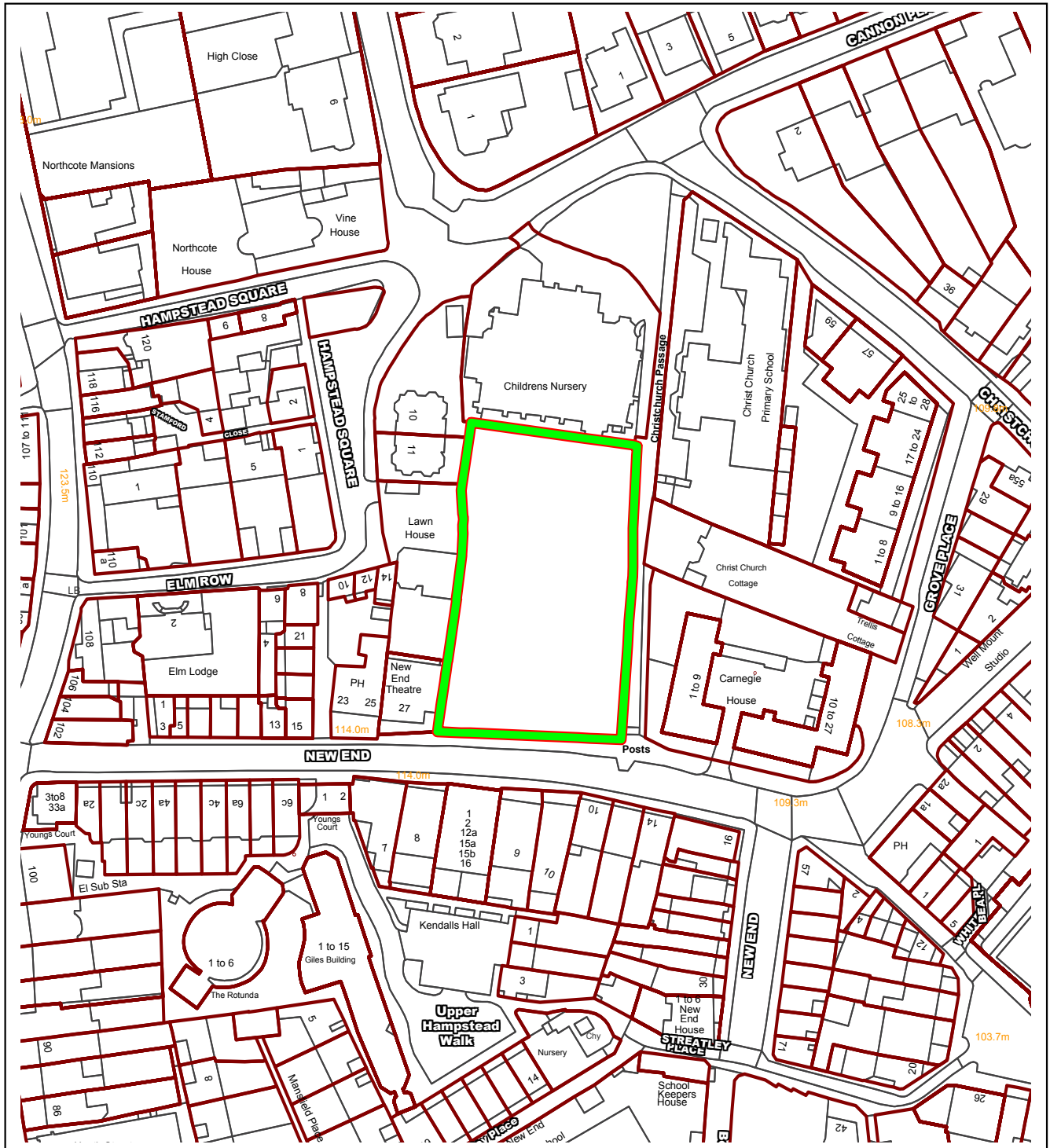


29 New End



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29 New End – Images



VERIFIED PLANNING PERMITTED PERSPECTIVE VIEW



1. PERSPECTIVE VIEW FROM THE HIGHER SIDE OF NEW END



VERIFIED PLANNING PERMITTED PERSPECTIVE VIEW



2. PERSPECTIVE VIEW FROM THE LOWER SIDE OF NEW END



VERIFIED PLANNING PERMITTED PERSPECTIVE VIEW



3. PERSPECTIVE VIEW FROM HAMPSTEAD SQUARE



VERIFIED PLANNING PERMITTED PERSPECTIVE VIEW



4. PERSPECTIVE VIEW FROM CHRISTCHURCH PASSAGE

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/02/2018
		N/A / attached		Consultation Expiry Date:	12/03/2018
Officer			Application Number(s)		
David Fowler			2017/6306/P		
Application Address			Drawing Numbers		
29 New End LONDON NW3 1JD			<i>Please refer to draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Variation of condition 2 (approved plans) of planning permission 2012/3089/P, granted on appeal (reference APP/X5210/A/14/2218243) dated 02/02/2015, amended by planning permission 2017/6973/P dated 07/11/2018 (for 'Erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel (Sui Generis')) namely for revisions to:</p> <ul style="list-style-type: none"> - garden lifts, - path and ramp, - increasing height of parapet by 250mm, changing detailing, - perimeter of footprint of penthouse (not increasing in size), - elevational changes including additional windows in recess, - increase in height of lift overrun, - recess lift into building and change in high level elevation to brickwork, - external wall of stair to be made consistent for its whole height, - roof plant enclosure enlarged, - balcony above entrance area and rationalisation of railings, - rooflights to bedrooms in apartments 1 and 2 and extension to ground floor terraces above, - flat roofs to terraces accessed from bedroom 4 of Apartments 8 and 9, - glazed conservatory to Apartments 3, 4, 5 and 6, - sustainability features. 					
Recommendation(s):		Grant conditional planning permission subject to section 106 legal agreement (deed of variation)			
Application Type:		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	11	No. of objections	11
Summary of consultation responses:	11 objections have been received from occupants of properties on New End, Hampstead Square, Holford Road, Heath Street and Elm Row.			
	The issues raised are summarised below: Design/conservation <ul style="list-style-type: none">- Amendments are detrimental to the appearance of the building. <i>Officer response: See 'Design and conservation' section.</i> Roof plant enclosure: <ul style="list-style-type: none">- This is an eyesore which is a highly visible form from all directions. A blot on the landscape. Uglier, taller, more imposing.- Should be incorporated into building given it is a new build. Part of top storey's habitable area should be reduced rather than increasing bulk. No justification for not locating within building.- This is a new structure, not an enlargement.- Loss of outlook due to bulk of enclosure.- Building is already oversized.- No attempt to soften or reduce impact or show sensitivity to context.- Surrounding buildings would not be given permission to add enclosures of similar proportions.- No details of connecting ducts and pipework have been supplied.- Roof structure would be contrary to 2013 Site Allocations, LDF policies on conservation and design and the current Local Plan policies D1 and D2. <i>Officer response: See 'Design and conservation' section.</i> Noise: <ul style="list-style-type: none">- No noise assessment has been carried out.- Noise and environmental issues due to plant. Specifically for the Shul and Lawn House <i>Officer response: An Acoustic Assessment was asked for and was submitted. Residents were reconsulted once this was received. See 'Amenity' section.</i> Terraces/overlooking: <ul style="list-style-type: none">- Roof terraces will lead to unacceptable overlooking and loss of privacy and has a serious impact on the neighbourhood including the school.- The proposed expansion of terraces at the back is inappropriate for designated open space.- Number of fixed windows to be replaced by French Windows. Change in positioning of windows. Loss of privacy due to balcony facing directly towards Lawn House. Overlooking of Christchurch School.- Planting on the terraces has been removed. <i>Officer response: See 'Amenity' section.</i> Reduction of open space: <ul style="list-style-type: none">- Significant areas of the communal open space have now been seized for private occupiers at flats 8 and 9. This area should always be protected.- Loss of planting.			

- Larger footprint.
- Loss of Christchurch Passage Open Space is contrary to Site Allocations 2013 and current draft, LDF policies and Local Plan policy A2 (Open space).
- This open space was considered an important part of the biodiversity and sustainability of the site by the applicant in their original submission.

Officer response: See 'Open space' section.

Disabled access:

- The revisions are particularly unpalatable having an impact on access, downgrading. No gradient shown on proposed ramp.
- Questioning of justification for removal of ramp.
- Width of lift appears to be much narrower than previously agreed.
- Apartments 8 & 9 have had the potential for through-the-floor lift access removed, therefore all duplex apartments are unusable by wheelchair users.
- Contrary to Policy H6 of the Local Plan and LDF policy.

Officer response: See 'Access' section.

Loss of green roof/sustainability

- Addition of plant will result in the loss of green roof, contrary to Local Plan policy CC2.
- No alternative proposal for loss of green roof provided.
- Loss of habitat/biodiversity as a result of loss of green roof and also garden.
- No justification has been provided for lessening sustainability commitments.

Officer response: See 'Sustainability' section.

Buttresses

- The drawings on the website indicate new revised buttresses. This is not accurate and proper drawings should be submitted accordingly.

Officer response: Amendments have been approved to the buttresses on the boundary wall – see 'History'.

Procedural

- Granting permission would permit variation of conditions 4, 7, 9, 13, 14 and 26, and effectively render condition 8 ineffectual.
- It should be clearer what the differences are on the plans.
- The proposals do not meet the tests of Section 73 applications.

Officer response: All conditions, including condition 8, would be carried over from the original permission, unless they have been discharged where they would be amended to become compliance conditions.

<p>Local groups comments:</p>	<p><u>Hampstead CAAC</u></p> <p>Assuming a/c units were approved in the original application, no comment on the revisions.</p> <p><i>Officer response: Air conditioning units were approved under the original application, however this application seeks to enlarge the area of plant. See sections on 'Design and conservation' and 'Amenity'.</i></p> <p><u>Heath & Hampstead Society</u></p> <p>Strongly object on the following grounds:</p> <ol style="list-style-type: none"> 1. Insufficient consultation on this application, did not appear on weekly list. 2. The roof plant enclosure is a new, large structure which did not appear on any of the original designs. It is crudely designed, obtrusive, ugly, makes an eyesore worse. It would be highly visible, including from the grade II listed Christ Church. The drawings show it without pipe or duct connections which would be inevitable. Plant should be incorporated into building. 3. No new noise assessment has been submitted and the building is surrounded by residential development. 4. Removal of communal open space; significant areas of garden and other paved space have been reallocated for the private use of 2 flats (8 & 9). 5. Disabled/wheelchair access; Revisions are proposed to degrade the nature and location of disabled access to several areas, especially to Flats 8 and 9. 6. Roof terraces; windows are shown to be replaced by glazed doorways in numerous locations at floor levels 1, 2, 3 and 4, enabling large areas of set-back floor area to be used more effectively as roof terraces. Potential for unacceptable overlooking, loss of privacy and visual and noise pollution, in the high-density areas of Hampstead. No screening, planting or other forms of protection are proposed, and it is clear that significant harm would be inflicted on many surrounding residents. <p><i>Officer response: Consultation was undertaken as normal. The developer also undertakes regular update meetings with regards to construction and any amendments to the approved scheme. See sections on 'Design and conservation', 'Amenity', 'Open space', 'Accessibility'.</i></p>
<p>Other consultee comments:</p>	<p><u>Historic England</u></p> <p>This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.</p> <p><u>Metropolitan Police Service</u></p> <p>No comments or objections.</p>

Site Description

- 1.1 The site is located on the north side of New End, on land sloping steeply upwards away from the road, and on the west side of Christchurch Passage, a pedestrian alleyway that connects New End with Christchurch Hill. The site is bounded by Christ Church to the north and by properties facing Elm Row, Hampstead Square and New End to the west. The site is situated in the designated heritage asset of Hampstead Conservation Area (in the New End/New End Square Area of Sub Area 2).
- 1.2 The property consists of a T-shaped vacant nurses' home dating from the 1950's which is 5 storeys in height at front but at rear, due to steeply sloping topography, only 4 storeys high. It has brick faced elevations with numerous small casement windows and a tiled pitched roof plus prominent chimney stacks. The ground floor at front projects forward from the upper floors and onto a raised plinth and landscaped embankment which itself is higher than the road frontage, thus emphasising the building's height. The entrance is thus reached by flights of stairs from the road. There is also a small basement at the front which is level with New End pavement. The existing building is quite imposing, due to its height and bulk combined with its elevated position in the streetscape, particularly in views from the downhill eastern side. The building has an austere appearance, being built of a dark brick with orderly rows of windows, with neo-Georgian and Dutch influences. The Hampstead Conservation Area Statement refers to "the building's overbearing quality as it looms over the street." The Statement classifies the building as detracting from the Hampstead Conservation Area. However, it should be noted that this Statement is due for revision, as it was adopted in October 2002. In assessing recent proposals for the site, officers have now taken a view that the building makes a 'neutral' contribution to the Conservation Area.
- 1.3 The building has been vacant since 2005 and contains 75 single bedrooms arranged in a typical cluster flat layout with communal bathrooms and kitchens plus ground floor communal rooms and facilities. The lawful use is thus 'Sui Generis' hostel. The hostel was originally used in conjunction with New End hospital opposite which was later vacated and sold in 1986 for residential redevelopment. The hostel itself was later sold by the Royal Free Hospital in 2005.
- 1.4 The whole site has several trees and shrubs including a mature horse chestnut tree on the frontage next to no.27 to the west. The rear of the site behind the rear wing and adjoining Christchurch Passage is an overgrown garden with derelict tennis court which is designated as Private Open Space (no.157) in the LDF.
- 1.5 The following listed buildings (designated heritage assets) are in close proximity to the site: Lawn House (grade II), nos. 10-14 Elm Row (grade II); Christ Church (grade II), Christ Church Primary School (grade II), Hampstead Parish Workhouse, now known as Kendall's Hall (grade II), nos. 10, 12 & 14 New End (grade II). Immediately adjoining buildings include the following- to the west on the street is no.27, the former New End Theatre (now a synagogue); directly opposite is the listed Kendall's Hall; to the east on the other side of the alley is Carnegie House (a postwar block of flats of limited architectural merit); to the north next to the open space is Christ Church; on the west side of the site is Lawn House which has a flank wall with window openings on the party wall boundary and a raised embankment wall with buttresses which extend into the application site.
- 1.6 The surrounding vicinity of Hampstead has evolved over time and the area is characterised by a variety of dates of buildings, typically from the 18th century to the modern day. The prevailing built form in the New End/New End Square section of the Hampstead Conservation Area is of individual buildings, mainly built of red brick with stone or stucco dressings. The built form and wider environment is generally of a high quality, with a notable degree of visual and physical permeability allowing views of most buildings in the round as well as through and over them,

and revealing a fine grain and complex layout of development, exacerbated by the hilly topography. The area is characterised by mature trees and landscaping.

Relevant History

2016/6205/P - Removal of two buttresses on boundary wall between 29 New End and Lawn House and their replacement with new buttresses and associated re-rendering of boundary wall, temporary removal of lightwell and its like for like reinstatement following construction works – **Granted 18/05/2017**.

2017/6973/P - Variation of condition 22 (Basement Impact Assessment) of planning permission 2012/3089/P, granted on appeal (reference APP/X5210/A/14/2218243) dated 02/02/2015 (for 'Erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel (Sui Generis)') namely for the following revisions:

- Changing the way the basement is construction (from bearing piled foundation to bearing raft below basement slab - to be done in accordance with the approved BIA (2016/2833/P) and the submitted addendum BIA - **Granted 07/11/2018**.

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 - Managing the impact of development

A3 - Protection, enhancement and management of biodiversity

D1 - Design

D2 – Heritage

D3 - Shopfronts

H1 – Maximising Housing Supply

H4- Maximising the supply of affordable housing

H6 - Housing choice and mix

H7 - Large and small homes

T1 - Prioritising walking, cycling and public transport

T2 - Car-free development and limiting the availability of parking.

TC1 - Quantity and location of retail development

TC2 - Camden's centres and other shopping areas

TC4 - Town centres uses

DM1 - Delivery and monitoring

Camden Planning Guidance (2011/2015)

CPG 1 Design

CPG Housing

CPG 6 Amenity

CPG 7 Transport

CPG 8 Planning obligations

CPG Biodiversity

Hampstead Neighbourhood Plan (2018)

DH1: Design

DH2: Conservation areas and listed buildings

DH3: The urban realm

Hampstead Conservation Area Statement

Assessment

1. Proposal

1.1. The applicant seeks permission to vary the existing permission (minor material amendment) to incorporate amendments to:

- Install garden lifts in the rear garden,
- path and ramp in rear garden,
- increasing height of parapet by 250mm, changing detailing,
- perimeter of footprint of penthouse (not increasing in size),
- elevational changes including additional windows in recess,
- increase in height of lift overrun,
- recess lift into building and change in high level elevation to brickwork,
- external wall of stair to be made consistent for its whole height,
- roof plant enclosure enlarged,
- balcony above entrance area and rationalisation of railings,
- rooflights to bedrooms in apartments 1 and 2 and extension to ground floor terraces above,
- flat roofs to terraces accessed from bedroom 4 of Apartments 8 and 9,
- glazed conservatory to Apartments 3, 4, 5 and 6.

1.2. The proposals were discussed during pre-application negotiations with officers. There were no revisions during the course of the application.

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Design and conservation
- Accessibility
- Amenity
- Open space
- Sustainability

3. Design and conservation

3.1. Under the proposed amendment application, there would be an increase in the height of the parapet by 250mm and a change in its form, an increase in the size of the rooftop plant enclosure, the installation of a lift overrun and some minor elevational changes.

3.2. Officers' main concerns were with the visibility of the new and enlarged rooftop structures and the impact of these on long views and the character of the conservation area. Officers consider that the plant structure would not be visible, given its location and size. The lift overrun, whilst being more visible, is incorporated into the design of the building and would not appear as

plant/servicing. The other changes include the removal of the brise soleil, changes to the parapet detailing and minor adjustments to the window locations. None of these are considered to lower the quality of the scheme and will in some cases improve the scheme's design qualities and would soften the development's visual impact.

4. Accessibility

- 4.1. Amendments are proposed to the garden, including the installation of stairlifts instead of a standard lift.
- 4.2. The Council's Access Officer has assessed the proposed amendments and has no objections. The amendments would still allow full access to the garden, as per the approved application. The units would meet M4(3) standard. Officers do not consider that the accessibility of the garden or the units is downgraded under these proposed amendments.

5. Amenity

- 5.1. Under the amendments, there would be an increase in parapet height by 250mm, minor elevational changes, the enlargement of the approved plant enclosure on the roof and the provision of a lift overrun.
- 5.2. A Daylight and Sunlight Report and an Acoustic Assessment have been submitted as part of this application.
- 5.3. The amendments do not significantly increase the bulk and massing of the proposals. It should be noted that the amenity objections focus on overlooking and loss of outlook rather than loss of light. The submitted Daylight and Sunlight Report shows the difference between the approved and currently proposed schemes being negligible in terms of loss of light. Given the above, the proposals are considered acceptable in terms of light.
- 5.4. Given the minor increases involved, there would be no significant loss of outlook/sense of enclosure.
- 5.5. It is proposed to extend the terraces on the front elevation at ground floor level and to make terraces accessible at first floor level on both sides of the building. Increasing the size of the terraces on the front would not significantly impact on privacy, given views are over the street. The most sensitive views are to the sides of the building, particularly on the western side, looking towards the flank of Lawn House. However, the level changes across the site, the new terraces proposed at first floor level would be located well below the windows of Lawn House and would therefore not have a material impact in terms of overlooking. Similarly, the first floor terrace on the eastern side would be relatively low. There are no residential properties directly on this side, as there is Christchurch Passage on this side and then a school. Given the location of the terrace and the height of the boundary wall, there would be no impact with regards overlooking on this side towards the school. The changes to the window locations are very minor and would not impact on privacy more than the approved scheme.
- 5.6. With regards to noise, the Council's Noise Officer was consulted, given the increase in the amount of plant at rooftop level. The Noise Officer considered that the noise report illustrates mitigation measures sufficiently, to achieve compliance with the planning condition, and raised no objections.

6. Open space

6.1. The rear part of the site is designated as Private Open Space by Camden Local Plan. Under the proposed amendments the building would not be built any further out at the rear. Rear gardens extending into the Private Open Space are considered acceptable in land use terms as there is no change of use. Officers would object only if the space were to be developed. The use of Private Open Space as a rear garden is not considered development and could be done without planning consent, provided there was not an excess of non-porous hardstanding or structures that do not benefit from permitted development.

7. Sustainability

7.1. There are no significant changes to the scheme in terms of sustainability. The increase in the footprint of the plant enclosure would result in the loss of approximately 25sqm out of 236sqm (c.10.5%). Officers consider the extent of the green roof still sufficient to contribute to biodiversity in the area. The Council's Sustainability section were consulted and have not raised any objections.

8. Recommendation

Grant conditional planning permission subject to section 106 legal agreement

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



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/6306/P**

27 November 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:
**29 New End
LONDON
NW3 1JD**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2012/3089/P, granted on appeal (reference APP/X5210/A/14/2218243) dated 02/02/2015, amended by planning permission 2017/6973/P dated 07/11/2018 (for 'Erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel (Sui Generis)') namely for revisions to:

- garden lifts,
- path and ramp,
- increasing height of parapet by 250mm, changing detailing,
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- elevational changes including additional windows in recess,
- increase in height of lift overrun,
- recess lift into building and change in high level elevation to brickwork,
- external wall of stair to be made consistent for its whole height,
- roof plant enclosure enlarged,
- balcony above entrance area and rationalisation of railings,
- rooflights to bedrooms in apartments 1 and 2 and extension to ground floor terraces above,

- flat roofs to terraces accessed from bedroom 4 of Apartments 8 and 9,
- glazed conservatory to Apartments 3, 4, 5 and 6,
- sustainability features.

Drawing Nos: Superseded plans: NEN-PL-003B, 090P, 100M, 110L, 120L, 130L, 140K, 150J, 160I, 200E, 210N, 220H, 230G, 240G, 300E, 310G, 340E, 370D, 380D.

Amended plans:

NEN-PL-003 J, NEN-PL-090 K, NEN-PL-100 J, NEN-PL-110 J, NEN-PL-120 J, NEN-PL-130 J, NEN-PL-140 J, NEN-PL-150 J, NEN-PL-160 J, NEN-PL-200 J, NEN-PL-210 J, NEN-PL-220 J, NEN-PL-230 J, NEN-PL-240 J, NEN-PL-300 J, NEN-PL-310 J, 340J, 370J, 380J.

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 This entry is left blank intentionally.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents, or as modified in compliance with other conditions in this schedule:

Site plan NEN-PL-001B; NEN-PL-003 J, NEN-PL-090 K, NEN-PL-100 J, NEN-PL-110 J, NEN-PL-120 J, NEN-PL-130 J, NEN-PL-140 J, NEN-PL-150 J, NEN-PL-160 J, NEN-PL-200 J, NEN-PL-210 J, NEN-PL-220 J, NEN-PL-230 J, NEN-PL-240 J, NEN-PL-300 J, NEN-PL-310 J, 320F, 330E, 340J, 350D, 370J, 380J; Landscaping plans 137511-01rev 1, 1375-11-02 rev 1; On street parking layout 2011-1007-CR-004; Overlooking plan NEN-SK-05.

Executive Director Supporting Communities

Daylight and Sunlight reference 4632 (GIA) 12/10/2017, Minor Material Amendment Application (KSR) 25 August 2017, MMA Note (KSR) 13/03/2018, Invalifts Ltd. manufacturer's specification, Verified Views (KSR) 29/03/2018, 'Basement Impact Assessment Addendum' Rev 02 (Ross & Partners) Nov 2017, Letter dated 27 April 2018 (Stephen Buss Environmental Consulting), 'Response to Basement Impact Assessment Audit' (Geotechnical Consulting Group) 02 May 2018, 'Note on Expected Ground Movements due to Pile Installation' (Ross and Partners) April 2017, 'North Bank Monitoring - Base Readings' 09/10/2017.

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

- 3 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun: i) elevation drawings at a minimum scale of 1:10 of each window type, door type, balcony and balcony balustrade/handrail; ii) plans and sections at a minimum scale of 1:5 of all typical fenestration and door details (jambs (including stone surrounds), heads (including stone surrounds), cills, frame profiles); iii) plans, sections and elevations at a minimum scale of 1:5 of all dressing details (including parapet copings), and of junctions. The relevant parts of the works shall be carried out in accordance with the details thus approved.

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 Camden Local Plan 2017.

- 4 No meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes, shall be fixed or installed on the external face of the building, without the prior approval in writing of the local planning authority.

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

- 5 No external lights shall be installed except in accordance with details which have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure that there would be no unnecessary light nuisance to neighbouring properties, in accordance with policy A1 of the Camden Local Plan 2017.

- 6 A sample board and product information, showing all facing materials including a 1m x 1m panel of brickwork (demonstrating the proposed colour, texture, face-bond and pointing), natural slate, stone dressings, balcony and handrail sections, windows and external doors shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved samples shall be retained on site until the work has been completed.

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

- 7 Roofs, roof terraces and parts of roof terraces shown in Appendix 1 of Appeal Document A14 to be roofs, planting areas or non-accessible roof terraces shall provide access only for maintenance or planting and shall not be used as amenity space, unless these spaces have been shown as terraces on the drawings approved under this permission.

Reason: To ensure that neighbouring flats would have a satisfactory level of privacy, in accordance with policy A1 of the Camden Local Plan 2017.

- 8 Notwithstanding the note referring to the obscured glazing on drawing No NEN-SK-05, the windows marked 'O' on that drawing shall be fitted with obscure glazing prior to occupation of the dwellings served by those windows, and the obscured glazing shall be permanently retained thereafter.

Reason: To ensure that neighbouring flats would have a satisfactory level of privacy, in accordance with policy A1 of the Camden Local Plan 2017.

- 9 No dwelling shall be occupied until hard and soft landscaping and means of enclosure (including external gates) have been carried out in accordance with details which have first been submitted to and approved in writing by the local planning authority. Such details shall include any proposed earthworks including grading, mounding and other changes in ground levels, and planting of roof terraces. Any trees or plants 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 in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with Camden Local Plan 2017 policy A3.

- 10 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. The trees shall be protected throughout the course of construction in accordance with the recommendations of the Tree Projects Arboricultural Report dated March 2012 and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". No tree shown to be retained shall be pruned, lopped or otherwise altered except in accordance with details that have first been submitted to and approved in writing by the local planning authority.

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with Camden Local Plan 2017 policy A3.

- 11 The development shall proceed in accordance with the details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site, approved under application reference 2016/3334/P dated 25/07/2016.

Reason: To ensure that the works do not impact on neighbouring properties in terms of structure, in accordance with the requirements of policies A1 and A5 of the Camden Local Plan 2017.

- 12 The development shall proceed in accordance with the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site approved under application reference 2016/6436/P dated 22 March 2017.

Reason: To ensure that the works do not impact on neighbouring properties in terms of structure, in accordance with the requirements of policies A1 and A5 of the Camden Local Plan 2017.

- 13 Noise generated by plant or equipment shall not exceed 5dB(A) (or 10dB(A) where there is a distinguishable continuous note or distinct impulse) lower than the existing background level (LA90) expressed in dB(A), when measured at 1m external to any facade containing openings of a dwelling within the development hereby approved or any occupied building on adjoining land.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration in accordance with policy A1 of the Camden Local Plan 2017.

- 14 No external roof plant, ventilation or air conditioning equipment shall be installed except in accordance with details which have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration in accordance with policy A1 of the Camden Local Plan 2017.

- 15 No dwelling shall be occupied until facilities for waste and recycled materials storage and removal have been installed in accordance with details submitted to and approved in writing by the local planning authority, and the facilities shall be retained thereafter.

Reason: To ensure there is adequate waste facilities for the amenity of prospective and neighbouring occupants in accordance with policy A1 of the Camden local Plan 2017.

- 16 The development shall not be occupied until the whole of the car parking provision (including the 2 disabled bays) shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development, and the 2 disabled bays shall be kept available for the use of occupiers with a Camden issued blue badge.

Reason: To ensure that the scheme does not encourages car use, in line with policies T1 and T2 of the Camden Local Plan 2017.

- 17 No dwelling shall be occupied until storage facilities for 28 cycles in the basement and of 4 additional cycle stands for occupiers and visitors at ground level have been installed in accordance with details first submitted to and approved in writing by the local planning authority, and the facilities shall be retained thereafter.

Reason: To ensure that the scheme encourages cycling, in line with policy T1 of the Camden Local Plan 2017.

- 18 The development shall proceed in accordance with the programme of archaeological work approved under application reference 2016/0499/P dated 17/10/2016.

Reason: To ensure that archaeological remains are protected in accordance with policy D2 of the Camden Local Plan 2017.

- 19 No dwelling shall be occupied until bat and bird boxes have been installed in accordance with details, including location and species to be accommodated, that have first been submitted to and approved in writing by the local planning authority.

Reason: To protect and encourage biodiversity in accordance with policy A3 of the Camden Local Plan 2017.

- 20 No dwelling shall be occupied until the green roofs shown at Appendix 1 of Appeal Document A14 have been installed in accordance with details which have first been submitted to and approved in writing by the local planning authority. The details shall include species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, along with a programme for a scheme of maintenance. The roofs shall thereafter be retained and maintained in accordance with the approved details.

Reason: To protect and encourage biodiversity in accordance with policy A3 of the Camden Local Plan 2017.

- 21 The suitably qualified Chartered Engineer who was approved by the Council under application reference 2016/0499/P dated 17/10/16, shall monitor the temporary basement construction works throughout their duration.

Reason: To ensure that the works do not impact on neighbouring properties in terms of structure, in accordance with the requirements of policies A1 and A5 of the Camden Local Plan 2017.

- 22 The development shall be constructed and monitored in line with the following documents, submitted under application reference 2017/6973/P:

'Basement Impact Assessment Addendum' Rev 02 (Ross & Partners) Nov 2017, Letter dated 27 April 2018 (Stephen Buss Environmental Consulting), 'Response to Basement Impact Assessment Audit' (Geotechnical Consulting Group) 02 May 2018, 'Note on Expected Ground Movements due to Pile Installation' (Ross and Partners) April 2017, 'North Bank Monitoring - Base Readings' 09/10/2017.

Reason: To ensure that the works do not impact on neighbouring properties in terms of structure, in accordance with the requirements of policies A1 and A5 of the Camden Local Plan 2017.

- 23 No development, including demolition, shall commence before a contract has been entered into with the Local Highway Authority to secure the proposed changes to the highway and parking layout, which shall include the following works: repaving footways/carriageways; level thresholds with the public highway; provision of a new crossover; changes to on-street parking bays as shown on drawing no.2011-1007-CR-004 (or any other variation subsequently approved by the Council); removal/relocation of street furniture; kerb build out and drainage; and any Traffic Management Orders required in connection with the development. The new units hereby permitted shall not be occupied until the works that are the subject of that contract have been completed.

Reason: To ensure a satisfactory pedestrian, cycle and vehicular environment is maintained in accordance with policy T1 of the Camden Local Plan 2017.

- 24 The development shall proceed in accordance with the details of levels approved under application reference 2016/0499/P dated 17/10/16.

Reason: To ensure a satisfactory pedestrian, cycle and vehicular environment is maintained in accordance with policy T1 of the Camden Local Plan 2017.

- 25 No dwelling shall be occupied until 4 active and 4 passive electric vehicle charging points for the car spaces have been installed in accordance with details which have been first been submitted to and approved in writing by the local planning authority, and the charging points shall thereafter be retained in working condition.

Reason: To encourage the use of electric vehicles in accordance with policies T1 and T2 of the Camden Local Plan 2017.

- 26 The lifetime homes features and facilities, as indicated on the approved drawings and at para 6.1 of the KSR Design and Access Statement, shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 27 The photovoltaic cells approved under application reference 2016/0499/P dated 17/10/16 shall be installed in accordance with the approved details prior to the occupation of any dwelling, and thereafter retained and maintained in working condition.

Reason: To promote sustainability in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 28 The development shall be implemented in accordance with the SUDS details approved under planning reference 2016/2833/P dated 19/10/16 and thereafter retained and maintained in working condition.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION

Executive Director Supporting Communities