

Application ref: 2018/3365/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 11 December 2018

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

-  
46 Winns Avenue  
London  
E17 5EL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**11 A Parkhill Road**  
**London**  
**NW3 2YH**

Proposal: Erection of a single storey front/rear extension at lower ground floor involving the lowering of the existing floor level, creation of front lightwell and alterations to front access steps. Alterations to rear/front fenestration. Removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade. Alterations to front landscaping and replacement bin store.

Drawing Nos: PL\_000 Rev. P1; PL\_001 Rev. P2; PL\_002 Rev. P1; PL\_003 Rev. P1;  
PL\_004B Rev. P1; PL\_005 Rev. P1; PL\_006 Rev. P1; PL\_007 Rev. P1; PL\_008 Rev.  
P2; 2018 019/01; 2018 019/02; 2018 019/03; 2018 019/N; 2018 019/D1 and 2018  
019/TWOI A.

Supporting Documents: Basement Impact Assessment (ref.LBH4530 Ver 1.1) by LBH Wembley Engineering dated November 2018; Basement Impact Assessment Audit (ref. 12985-13 Rev. F1) by Campbell Reith dated November 2018; Engineering design and construction statement by Howard Cavanna dated July 2018 and daylight report by BVP dated August 2018.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of 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 plans:

PL\_000 Rev. P1; PL\_001 Rev. P2; PL\_002 Rev. P1; PL\_003 Rev. P1; PL\_004B Rev. P1; PL\_005 Rev. P1; PL\_006 Rev. P1; PL\_007 Rev. P1; PL\_008 Rev. P2; 2018 019/01; 2018 019/02; 2018 019/03; 2018 019/N; 2018 019/D1 and 2018 019/TWOI A.

Supporting Documents: Basement Impact Assessment (ref.LBH4530 Ver 1.1) by LBH Wembley Engineering dated November 2018; Basement Impact Assessment Audit (ref. 12985-13 Rev. F1) by Campbell Reith dated November 2018; Engineering design and construction statement by Howard Cavanna dated July 2018 and daylight report by BVP dated August 2018.

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

- 4 Prior to the commencement of any works on site, details demonstrating how the cooper beech tree on a neighbouring site shall be protected during construction work including details of an impermeable membrane to be installed over the driveway of the application site 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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction

works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment (ref.LBH4530 Ver 1.1) by LBH Wembley Engineering dated November 2018 and its supporting documents hereby approved, including but not limited to recommendations in respect structural monitoring.

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.

- 7 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 and A3 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

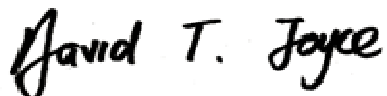
the hours stated above.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning