

Miss Charlotte Handscomb
Savills
33 Margaret St
London
W1G 0JD

Application Ref: **2015/5241/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

7 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
17 Middlefield
London
NW8 6ND

Proposal:
Erection of two storey plus basement, five bedroom dwelling house (Class C3) following demolition of existing.

Drawing Nos: OS Extract, 0881 - EX.001, 0881 - EX.002, 0881 - EX.003, 0881 - EX.004, 0881 - EX.101, 0881 - EX.201, 0881 - EX.202, 0881 - P.SLP, 0881 - P.001 Rev_C, 0881 - P.002 Rev_C, 0881 - P.003 Rev_C, 0881 - P.004 Rev C, 0881 - P.005 Rev_A, 0881 - P.101 Rev_C, 0881 - P.102. 0881 - P.103, 0881 - P.201 Rev_C and 0881 - P.202 Rev_C.

Supporting documents:

Design and Access Statement (dated July 2015), Lifetime Homes Statement, noise report (dated September 2015), Planning Statement (dated September 2015), Draft CMP, Sustainability Statement and BIA and CMS (dated September 2015).

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 The development hereby permitted shall be carried out in accordance with the following approved plans OS Extract, 0881 - EX.001, 0881 - EX.002, 0881 - EX.003, 0881 - EX.004, 0881 - EX.101, 0881 - EX.201, 0881 - EX.202, 0881 - P.SLP, 0881 - P.001 Rev_C, 0881 - P.002 Rev_C, 0881 - P.003 Rev_C, 0881 - P.004 Rev C, 0881 - P.005 Rev_A, 0881 - P.101 Rev_C, 0881 - P.102. 0881 - P.103, 0881 - P.201 Rev_C and 0881 - P.202 Rev_C.

Supporting documents:

Design and Access Statement (dated July 2015), Lifetime Homes Statement, noise report (dated September 2015), Planning Statement (dated September 2015), Draft CMP, Sustainability Statement and BIA and CMS (dated September 2015).

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site;
 - c) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards),

DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 8 The new dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The flat roof area of the rear extension to the hereby approved building, shall not be used as a terrace/sitting out/outdoor amenity area and shall not be accessed for any purposes other than maintenance.

Reason: To safeguard the amenities of the adjoining residents and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbour) of the London Borough of Camden Local Development Framework Development Policies.

- 11 No development shall take place until full details of hard and soft landscaping 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to the installation of plant equipment on site, a detailed Acoustic Report prepared by a suitably qualified acoustic engineer, demonstrating how the plant/machinery complies with the Council's LDF Noise Thresholds, shall be submitted to and approved by the Council. All installed plant and acoustic attenuation measures shall be retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The existing single family dwelling house is of 2.5 storeys with a height of 8.7m. The proposed replacement single family dwelling house would also be 2.5 storeys above ground and the height is proposed to be 8.9m. The proposal to demolish and replace a single family dwelling house of the similar height is considered acceptable.

Overall, the footprint of the proposal is to be similar to the existing house. The most significant difference is to the rear; the proposal seeks a half width, single storey extension which would be 7.2m deep and 4.4m wide. It is considered that the proposed massing and bulk is acceptable. The proposal would use contemporary details and finishes including slated metal panelling, a dark grey metal roof and contemporary glazing. The materials are considered acceptable and a condition has been attached requesting a sample of materials to ensure the proposed dwelling sits well within the context.

With regard to neighbour amenity, in respect of No.19, the rear elevation would be in line with the neighbouring building, the front elevation would project beyond by 0.7m but set in 1.5m from the southern boundary and would not impact on this neighbour's amenity. With regard to No.15, there is a 2m high boundary

fence(when measured on side of No.17), the proposed extension would rise a further 0.5m above this for the depth of the garden. However it would be set in 0.5m from the boundary and is not considered to cause harm to the amenity given the existing boundary wall and the siting and scale of the proposed development. In terms of window location within the new dwelling, none would be sited as to cause harm to the privacy enjoyed by neighbouring residents.

The proposal includes the excavation of a basement beneath the footprint of the proposed house and a sunken garden. The BIA submitted by the applicant which has been reviewed by an independent auditor. It has been concluded that the proposed basement would not cause harm to the built and natural environment or to the amenity of the neighbouring residents.

The proposed dwelling would have a good standard of amenity with all rooms suitably sized and well served by windows. In terms of amenity space, a noise report has been submitted which sets out that the noise level would improve as a result of lowering the garden level and therefore the quality of amenity space provided within the garden would improve. Whilst there is a reduction in the size of the garden and it is lower at lower ground floor level, the quality of the amenity space, due to the reduction in noise would be an improvement.

A sustainability statement has been submitted which states the proposal would reduce CO2 by 35%, reduce energy consumption by 20% and reduce the water consumption by 110 litres per person per day. The proposal complies with Building Regulations Part L (2013).

A construction management plan(CMP) was submitted with the application which has been considered acceptable in principle. An updated version of the CMP will be secured via Section 106 legal agreement together with a highways contribution to mitigate any harm caused to the highway. There would be adequate space to provide cycle and bin storage.

No objections were received before the end of the consultation period. The site's planning history was taken into account when coming to this decision.

The proposed development is in general accordance with policy CS1, CS5, CS13, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP6, DP16, DP17, DP22, DP23, DP24, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.2, 3.4, 3.5, 3.8, 5.11, 6.9, 6.10, 7.4, 7.5, 7.7 and 8.3 of the London Plan March 2015 and paragraphs 17, 56 -66 and 121-125 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

5 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.

6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

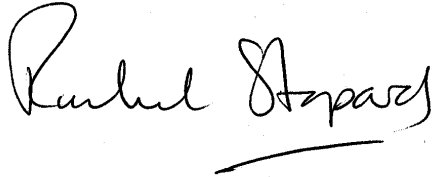
7 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities