

Mr. James Hart
SHH Architects
1 Vencourt Place
London
W6 9NU

Application Ref: **2015/7015/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

20 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
9 Harley Road
London
NW3 3BX

Proposal:

Replacement of the rear conservatory; excavation of lower ground floor/basement level at the rear of the house; alterations to the front boundary fence and vehicle access; relocation of summer house in the rear garden; alterations to front entrance portico and alterations to the front elevation dormer window.

Drawing Nos: Structural Engineers Design Statement for Planning, 102977.ph.Issue1 (Proposed Installation of Mechanical Plant), Renewable Energy Statement and Sustainability Report for the M&E Services JB.607 July 2015, Arboricultural Impact Assessment Report (SHH/9HRR/AIA/01 23rd November 2015), Design and Access Statement, Basement Impact Assessment 15/23973-2, (6801)001_PL01, (6801)002_PL01, (6801)010_PL01, (6801)200_PL01, (6801)202_PL01, (6801)203_PL01, (680)003_P01, (680)011_PL01, (680)012_PL01, (680)013_PL01, (680)014_PL01, (680)020_PL01, (680)021_PL01, (680)022_PL01, (680)023_PL01, (680)024_PL01, (680)200_PL01, (680)201_PL01, (680)202_PL01, (680)210_PL01, (680)212_PL01, (680)215_PL01, SK001, SK002, SK003, SK004, SK005, SK006, SK007, SK008, SK009 and SK010, 1 P2, 2 P2, 3 P2, 4 P2, 12 P2 and 13 P2.



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Structural Engineers Design Statement for Planning, 102977.ph.Issue1 (Proposed Installation of Mechanical Plant), Renewable Energy Statement and Sustainability Report for the M&E Services JB.607 July 2015, Arboricultural Impact Assessment Report (SHH/9HRR/AIA/01 23rd November 2015), Design and Access Statement, Basement Impact Assessment 15/23973-2, (6801)001_PL01, (6801)002_PL01, (6801)010_PL01, (6801)200_PL01, (6801)202_PL01, (6801)203_PL01, (680)003_P01, (680)011_PL01, (680)012_PL01, (680)013_PL01, (680)014_PL01, (680)020_PL01, (680)021_PL01, (680)022_PL01, (680)023_PL01, (680)024_PL01, (680)200_PL01, (680)201_PL01, (680)202_PL01, (680)210_PL01, (680)212_PL01, (680)215_PL01, SK001, SK002, SK003, SK004, SK005, SK006, SK007, SK008, SK009 and SK010, 1 P2, 2 P2, 3 P2, 4 P2, 12 P2 and 13 P2.

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

- 4 Prior to use of the development installation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as specified in report ref: 102977.ph.Issue1, dated 3rd December 2015. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to use of the development installation and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

- 5 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 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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension remains subordinate in size and sympathetic to the

main building. The proposed replacement summerhouse would be similar in size to the existing however it would be located further away from the site boundary and would be considered acceptable. The proposed replacement dormer and portico are sympathetic to the main building. The dormer complies with the CPG1 design guidance and the materials shall match the main property. There is no consistency to the front boundary treatments in the street, however the proposed treatment shall be in traditional materials and not harmful to the streetscene or conservation area. The existing vehicular access on the front boundary would be relocated from the one side of the front boundary to the other, however the existing vehicle crossover will remain unchanged. The external basement manifestations are considered acceptable as they are at the rear of the site and would not impact on the conservation area.

No trees would be removed as part of the works, however an arboricultural method statement and tree protection plan relating to the trees in the rear garden would be required to be submitted and would be secured by condition.

The Basement Impact Assessment has been externally audited and it has been confirmed that the potential impacts from basement construction have been identified and sufficient mitigation proposed. The construction works would be of a nature and scale that would require a highways contribution to ensure the highway is reinstated after the works are completed. A Construction Management Plan (CMP) would also be required to minimise any impact on the street and disturbance to neighbouring properties. The highways contribution and CMP will be secured as part of the section 106 agreement.

The proposed development is not considered to raise any amenity concerns. The replacement rear extension and summerhouse do not result in additional overlooking nor do they cause loss of light or sense of enclosure. An acoustic report has been submitted for the proposed plant room and a condition would be attached to ensure the plant room meets the Council's minimum noise standards.

One comment in support has been received in relation to this proposal and considered and the site history has been taken into account in assessing the proposal. 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.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy CS5, CS13, CS14, and policies DP16, DP20, DP21, DP22, DP24, DP25, DP26, DP27, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56-66 and 126-141 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

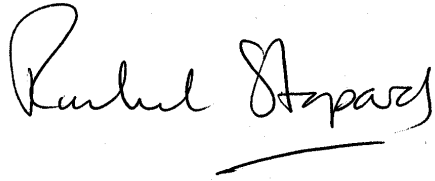
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Executive Director Supporting Communities