

24 Heath Drive 2019/1705/P & 2019/1696/L



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Photo 1: Front view 1



Photo 2: Front view 2



Photo 3: Street view



Photo 4: Rear elevation



Photo 5: Rear elevation



Photos 6 & 7: North east side views



Photo 8: Aerial view of the application site (middle property)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		24/05/2019	
		N/A / attached		Consultation Expiry Date:		12/05/2019	
Officer				Application Number(s)			
Laura Hazelton				i) 2019/1705/P ii) 2019/1696/L			
Application Address				Drawing Numbers			
24 Heath Drive London NW3 7SB				Please refer to decision notices			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposals							
<p>i) Variation of condition 3 (approved plans) of planning permission 2018/0914/P dated 11/03/2019 for 'Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear; namely, alterations to new basement layout, changes to new rear sash window and garage door design, increase size of approved rooflights; minor changes to rear garden landscaping; and various internal alterations including changes to staircase and internal partition walls.</p> <p>ii) Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.</p>							
Recommendations:		<p>i) Grant conditional planning permission ii) Grant conditional listed building consent</p>					
Application Types:		<p>i) Variation or Removal of Condition(s) ii) Listed building consent</p>					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>Site notices were displayed on Heath Drive and Oakhill Avenue to the rear of the site on 17/04/2019 and the applications were advertised in the local press on 12/05/2019.</p> <p>No responses were received from neighbouring residents.</p>					
Local groups comments:	<p>No response was received from the Redington Frogmal CAAC.</p> <p>The Redington Frogmal Neighbourhood Forum objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Excavation of basement floor to extend beneath the rear garden/patio <ul style="list-style-type: none"> • A number of mature trees have already been felled/allocated for felling, and extending the basement into the garden will lose space for future planting. 2. Introduction of a rooflight into the rear garden <ul style="list-style-type: none"> • Local Plan policy A2 aims to protect non-designated spaces with townscape and amenity value, including gardens, and states that basement developments should seek to avoid the loss of garden space. • It was noted at the 7 February 2019 planning appeal concerning 15 Lyndhurst Terrace (APP/X5210/W/18/3198010) that light wells cannot be counted as open amenity space. 3. The reduction of the gap between 24 Heath Drive and its neighbour. 4. The harm to the significance of the listed building and its setting. 5. Harm to the topography between Heath Drive and Oakhill Avenue, due to the formation of four new terraced levels. 6. The introduction of garden lighting, which will cause harm to the amenity of neighbours (Local Plan policy A1 6.6) and also to wildlife. <p><i>Officer Response</i></p> <ol style="list-style-type: none"> 1. <i>The extent of basement excavation remains the same as the original applications (2018/0914/P & 2018/0981/L dated 11/03/2019). This S73 application seeks only to vary the layout of the basement floor so that the swimming pool sits to the south side of the building rather than the north side. The section of basement that extends into the rear garden would sit below the previously approved rear extension (refs: 2019/0319/P & 2019/0374/L). The size and layout of the</i> 					

proposed patio area would remain the same as previously approved, and as such, there would be no increase in proposed hardstanding or additional tree felling.

- 2. A garden rooflight was approved previously by applications 2018/0914/P & 2018/0981/L. The proposed rooflight serves the basement extension and as such, has been relocated so that it now sits adjacent to the proposed single storey rear extension (approved under refs: 2019/0319/P & 2019/0374/L) rather than in the middle of the patio area. The current application does not propose the creation of any lightwells, and as such, the appeal decision at 15 Lyndhurst Terrace is not relevant.*
- 3. The massing of the proposed side extension remains the same as previously approved development (refs 2018/0914/P & 2018/0981/L) and is not proposed to be altered by the current application.*
- 4. The proposals are not considered to cause harm to the significance of the listed building, and are minor amendments to the previously approved scheme.*
- 5. The current application does not seek any changes to the previously approved garden layout, details of which have been approved under reference 2018/6265/P.*
- 6. The current application does not seek any changes to the previously approved garden lighting scheme, details of which have been approved under reference 2018/6265/P.*

Site Description

The building is located on the east side of Heath Drive and is a detached Grade II listed property designed by CHB Quennell, dated 1907, in the Neo Georgian style. The house is a red brick two storey detached property with a tall tiled roof, its double-fronted symmetrical composition only disrupted by the later first floor extension over the original garage. External detailing includes rusticated pilasters, overhanging eaves with timber soffits and tall chimneys.

The house is part of a run of twelve houses (nos.22-33) designed by Quennell, built 1905-7, of which nos. 24-26 and 31-33 are Grade II listed. It remains in use as a single house, largely retaining its original plan form, and retains a significant amount of original historic fabric. The internal layout is characterised by its large central hall / staircase / landing with cellular arrangement leading off from this.

The site is located within the Redington and Frogna Conservation Area, which is characterised by the large number of high quality late 19th/early 20th century houses designed in a range of architectural styles.

Relevant History

2018/0914/P & 2018/0981/L - Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; rear glazed extension following removal of the bay window; erection of 1 x side dormer and roof lights; and internal alterations. Granted subject to S106 Legal Agreement 11/10/2018 following presentation to Members.

2018/6265/P - Details of hard and soft landscaping, means of enclosure and replacement trees required by condition 12 of planning permission granted on 11/10/2018 under reference 2018/0914/P for the demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; rear glazed extension following removal of the bay window; front and side dormers and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear. Granted 20/02/2019.

2019/0319/P & 2019/0374/L - Creation of a rear extension following the removal of the non-original bay window. Granted 27/02/2019.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Altering and extending your home 2019

CPG Design 2019

CPG Amenity 2018
CPG Basements 2018
CPG Transport 2019

Redington and Frogal Conservation Area Statement (2003)

Redington and Frogal Neighbourhood draft Development Plan

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent were previously granted on 11/03/2019 (refs: 2018/0914/P & 2018/0981/L) and for the following works:

- Demolition of existing single storey and two storey side extensions to north east elevation.
- Erection of single storey garage replacement to the north east side elevation measuring 3.8m wide, 6.2m deep, and 3.5m high, with 1 x rooflight above.
- Erection of part double, part single storey side extension to the north east side elevation measuring 10m deep, 2.7m wide and 5.8m high. The extension would feature 3 x rooflights.
- Lowering of the ground levels of the existing basement and creation of a new indoor swimming pool which extends 5.1m past the rear building line with glazed walk-on skylight measuring 4m x 0.7m above. The basement would be excavated to a depth of 4.3m, increasing to 6.6m deep for the swimming pool.
- Erection of new side dormer window to the south west roof slope measuring 2.3m wide, 1.9m deep and 1.6m high.
- Replacement of 3 x existing rooflights with 3 x new conservation-style rooflights to the north east roof slope and 1 x new rooflight to the south west roof slope, all measuring 0.9m x 0.8m. Installation of 2 x rooflights to uppermost flat roof measuring 2.1m x 1.4m and 1.9m x 0.8m.
- Repair and rebuilding of chimney stack.
- Removal of trees and re-landscaping works.
- Various repairs and internal alterations including the following:
 - *Repairs to existing windows and installation of secondary glazing.*
 - *Facing brickwork to be cleaned using water-based system.*
 - *Subdivision and new partition walls at first floor level.*

1.2 Permission is now sought by way of a variation of condition 3 (approved drawings) of planning permission ref: 2018/0914/P and a fresh listed building consent, for the following amendments to the approved scheme:

- Alterations to new basement layout;
- Changes to approved rear ground floor garage door and sash window design;
- Increase size of approved rooflights;
- Minor changes to rear garden landscaping; and
- Various internal alterations including changes to staircase and internal partition walls.

Revisions

1.3 The following revisions were made at the Planning and Conservation Officer's request:

- Proposed revision to the front garage doors reverted back to previously consented design as the revised design was not considered appropriate.

- Changes to previously approved ground floor cloak room doors from one large door to two smaller doors (no historic fabric impacted).
- Proposal to board over chimney breast in first floor bedroom removed from proposals as it was not considered acceptable.
- Proposal to remove second floor ceiling boards to expose joists removed from proposals as not considered acceptable.

2.0 Assessment

2.1 The principle considerations in the determination of this application are as follows:

- Design (the impact of the proposal on the special character of the host Grade II listed building and wider Redington and Frogna Conservation Area),
- Amenity (impact on neighbouring amenity in terms of daylight/sunlight, outlook, noise and privacy), and
- Basement considerations.

3.0 Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Development Policies Document is supported by CPG documents 'Design' and 'Altering and extending your home' and the Redington and Frogna Conservation Area Statement.

3.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.

3.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.4 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

3.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Significance of host building

3.6 The building was first listed as Grade II in January 1999 with the following listing description:

Detached house. 1907. By CHB Quennell. Red brick. Tall tiled roof, hipped with central gable to front facade; return gabled roofs with tall brick chimney-stacks; overhanging eaves with painted timber soffits. Symmetrical design. 2 storeys, 5 windows. Central gabled entrance bay with

rusticated brick pilasters terminating in enriched console brackets supporting on each side a short continuation of the eaves to appear as a broken pediment. Entrance with porch of 2 columns supporting an entablature with projecting cornice; recessed doorway with panelled door, sidelights and overlight having diaper glazing. Above, a flush framed sash with exposed boxing having a segmental-arched stuccoed head with carved festoon enrichment. Outer bays each with 2 similar sashes at ground floor but with louvred shutters and no enrichment to segmental heads. 1st floor, each bay with 2 flush framed sashes. INTERIOR: not inspected.

- 3.7 The application building is a red brick two storey detached property with a tall tiled roof in the Neo Georgian style. Its double-fronted symmetrical composition is only disrupted by the later first floor extension over the original garage. External detailing includes rusticated pilasters, overhanging eaves with timber soffits and tall chimneys.
- 3.8 The house is part of a run of twelve houses (nos.22-33) designed by Quennell, built 1905-7, of which nos. 24-26 and 31-33 are Grade II listed. It remains in use as a single house, largely retaining its original plan form, and retains a significant amount of original historic fabric. The internal layout is characterised by its large central hall / staircase / landing with cellular arrangement leading off from this.
- 3.9 The building's architectural and historic interest are considered to contribute towards its significance. The building's materials and detailing (rich red and soft orange brickwork, clay roof tiles, and occasional areas of tile hanging and render, gables, and bay and dormer windows) and the symmetrical design of its front elevation are characteristic of Quennell's work. The property is also typical of the large, high quality family residences of this period that are found in this area.

External alterations

- 3.10 At ground floor level, the rear sash window to the previously approved side extension would be changed from a six over nine sash window to a slightly smaller six over six sash window. It would be the same as previously approved in terms of detailing, materials and glazing, aside from the reduction in number of window panes to the upper sash. The visual impact from the amended design would be limited and it would still be sympathetic to and in keeping with the existing windows to the rear elevation. The rear garage door which provides access into the rear garden from the previously approved side garage would be changed from a timber framed glazed door to a solid hardwood timber door. Given the utilitarian nature of the door and its set back location where it wouldn't be highly visible from the rear garden, the proposal change is considered modest and acceptable.
- 3.11 The proposals include minor changes to the external landscaping as a result of the previously approved proposals for a single storey rear extension and the relocated basement swimming pool. The amendment involves the relocation of the previously approved walk-on skylight within the garden patio measuring 4m long x 0.7m wide, so that it would now sit adjacent to the approved rear extension and measure 3.5m long x 0.86m wide. The new location of the skylight would be less visible due to its positioning next to the contemporary extension rather than in the middle of the garden patio area. The proposed change is considered acceptable and would reduce the visual impact of the skylight on the setting of the listed building.

Basement

- 3.12 The previously approved scheme involved the lowering and extension of the existing basement floor. The existing basement is not a significant part of the building, and the proposed alterations were not considered to cause harm the historic fabric or historic architectural form. The

previously approved basement was modest, with a lower floor to ceiling height than the floors above (aside from the proposed pool), with a plan form that shadows the rest of the building. The simplistic design also meant that it would not compete with the architectural style and detailing of the rest of the building, and the hierarchy of the building is maintained.

3.13 The proposed amendments flip the basement floor plan, so that the longer and deeper section where the swimming pool would be located would be flipped from the north side to the south side of the building's footprint. The internal floor plan would be altered slightly, but has still been designed to reference the historic layout. The central axis and the main stair from the ground floor is the key influence to the basement design. The historic central axis and the existing main stair into the basement are continued and the design celebrates the axis with the arched/vault ceiling design. The proposed planform reinforces the ceiling structure and beam arrangement that break down the plan into a more cellular form.

Internal alterations

3.14 At ground floor level, the proposed amendments include the following:

- Living room chimney breast – depth of previously approved boxing increased.
- Refurbish existing stairs.
- Cloak room doors changed from large double swing doors to two pairs of smaller double swing doors (non-historic fabric).
- New platform lift within approved new side extension serving basement to 1st floor (non-historic fabric).
- Change from sliding door to swing door between kitchen and utility room (non-historic fabric).
- Change from double leaf door between living room and kitchen to single leaf (this was added as a condition to previous consent).
- Change from one large to two smaller rooflights to side garage (non-historic fabric).

3.15 At first floor level, the proposed amendments include the following:

- Change to internal layout of first floor side extension (non-historic fabric).
- Repositioning of approved doorway between side extension and rear room.
- New doors to approved opening, and installation of partition wall to provide riser.
- Change door opening direction of between rear bedroom and ensuite.
- Side extension rooflight changed from one large rooflight to two smaller ones.

3.16 At second floor level, the proposed amendments include the following:

- Changes to fittings in ensuite.
- Small partition wall in front ensuite.
- Partitioning of rear room to provide dressing room and ensuite (room was previously partitioned).
- Slight change in size of two rooflights to previously approved side extension roof (from 1.7sqm to 1.3sqm and 2.4sqm to 2.1sqm).

3.17 At roof level the previously approved roof top rooflights would be changed in size from 2.9sqm to 1.8sqm and from 1.5sqm to 1.7sqm.

3.18 The proposed amendments to the internal works would not result in harmful changes to plan

form or any additional loss of historic fabric than previously approved. They would be minor changes in relation to the previously approved development and would preserve the special character and significance of the host building.

Conclusion

3.19 The Council's Conservation Officer has assessed the proposed development, and following the revisions outlined in paragraph 1.3, the proposed works are not considered to result in harm to the special character or historic and architectural significance of the listed building, nor to the character and appearance of the wider conservation area. The changes to the basement layout would be similar to those previously approved, but of a different orientation. Internally, the works would be modest and would respect the historic plan form of the building. The proposals are therefore considered to comply with policies D1 and D2 of the Camden Local Plan 2017.

4.0 Basement

4.1 Policy A5 states that in determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability. Developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

4.2 The previously approved basement development comprised an extension to the existing basement to include excavation beneath the full footprint of the main part of the existing building, with an element (approximately 35sqm) projecting into the rear garden. The proposed basement level varied between 4.3 and 6.6m below ground level with the area of additional depth to allow for the creation of a swimming pool. A 'sunken pit' level would be created which will house a plant room and pool attenuation tank. The approved basement level was to a depth of 4.30m, the pool level to 6.39m and the 'sunken pit' to a depth of 6.62m below ground level.

4.3 The proposed amendments include flipping the basement layout to move the swimming pool to the south side of the building rather than the north, as previously approved and an increase in the depth of excavation of 500mm.

4.4 The amended basement extension would comply with requirements (f) to (m) of Policy A5. Namely:

- The basement would not comprise of more than one storey;
- The basement would not be built under an existing basement. Although the building has an existing basement level, much of this is either crawl-space or low-head height, where the floor levels would be lowered to create usable space;
- The basement would not exceed 50% of either the front or rear garden within the property. Although the basement would extend into the rear garden by an area of 35sqm, it would retain a rear garden of over 500sqm;
- The basement would be less than 1.5 times the footprint of the host building in area;
- The basement would extend into the garden no further than 50% of the depth of the host building; and would be set away from neighbouring property boundaries by at least 1m at the closest point;
- The basement would avoid the loss of garden space or trees of townscape or amenity

value. Although the basement extension within the rear garden would not retain soil substrate above, it is not considered to cause harm to the garden planting, rainwater runoff or flood mitigation given the size of the basement relative to the garden area.

- 4.5 The applicant has submitted an addendum to the original Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith to review the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with Policy A5 and Camden's basement planning guidance. The Basement Impact Assessment (BIA) addendum has been carried out by Gabriel GeoConsulting Ltd, the same firm of engineers that completed the original report. The authors possess suitable qualifications which are in accordance with LBC guidance.
- 4.6 Campbell Reith issued their BIA audit report on 21 June 2019 confirming that the submitted BIA has been conducted in accordance with the requirements of Policy A5 and CPG and would result in negligible impact to neighbours and the highway. If planning permission is granted, the same conditions as previously imposed will require the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works, and requiring the basement to be completed in accordance with the approved basement impact assessment and associated documents.

5.0 Amenity

- 5.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes overlooking, outlook, noise, daylight and sunlight.
- 5.2 Due to the location and nature of the proposed amendments, they would not introduce any additional amenity concerns in terms of overlooking, outlook, daylight and sunlight or noise.

6.0 Conclusion

- 6.1 Overall, the proposed amendments are considered minor in relation to the previously approved scheme, and would be sympathetic and subordinate to the host building. The development would preserve the character and appearance of the host listed building and wider conservation area. The amenity of neighbouring residents would be maintained, subject to the recommended conditions. The development is considered to comply with policies A1, A5, D1, and D2 and it is therefore recommended that planning permission is granted subject to a S106 legal agreement deed of variation.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th August 2019, 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'.

Bell Cornwell
Unit G05, The Print Rooms
164/180 Union Street
London
SE1 0LH
United Kingdom

Application Ref: **2019/1696/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

5 August 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**24 Heath Drive
London
NW3 7SB**

DECISION

Proposal: Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; and internal alterations.

Drawing Nos:

Existing Drawings: 0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings: 0501 rev A, 1499 rev D, 1500 rev E, 1501 rev E, 1502 rev E, 1503 rev C, 1600 rev A, 1601 rev C, 1602 rev B, 1603 rev A, 1700 rev D, 1701 rev D, 1999 rev D, 2000 rev H, 2001 rev G, 2002 rev G, 2003 rev G, 2099 rev C, 2100 rev E, 2101 rev E, 2102 rev E, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev E, 3001 rev C, 3002 rev E, 3003 rev C, 3100, 3101 rev C, 3102 rev A, 3103 rev A, 3104, 3105 rev D, 3106 rev C, 3107 rev B, 3108 rev B, 3109 rev B, 3110 rev C, 3111 rev C, 3112, 4000 rev E, 4001 rev D, 4002 rev E, 4003 rev D, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101,

Executive Director Supporting Communities



6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Electrical Services drawings: 16/117-E01 rev PL, 16/117-E02 rev PL2, 16/117-E03 rev PL2, 16/117-E04 rev PL3, 16/117-E05 rev PL3, 16/117-E06 rev PL3, 16/117-E07 rev PL2, 16/117-E08 rev PL3, 16/117-E09 rev PL3, 16/117-E10 rev PL3, 16/117-E12 rev PL, 16/117-E13 rev PL2.

Mechanical and Servicing drawings: 16/117-M01 rev PL3, 16/117-M02 rev PL3, 16/117-M03 rev PL3, 16/117-M04 rev PL4, 16/117-M05 rev PL4, 16/117-M06 rev PL3, 16/117-M07 rev PL3, 16/117-M08 rev PL3, 16/117-M09 rev PL0, 16/117-M10 rev PL0, 16/117-M11 rev PL1, 16/117-M12 rev PL0, 16/117-M14 rev PL2, 16/117-M15 rev PL0, 16/117-M16 rev PL1, 16/117-M17 rev PL0, 16/117-M18 rev PL1, 16/117-M19 rev PL1, 16/117-M20 rev PL1, 16/117-PH01 rev PL1, 16/117-PH02 rev PL1, 16/117-PH03 rev PL3, 16/117-PH04 rev PL3, 16/117-PH05 rev PL3, 16/117-PH06 rev PL3, 16/117-PH07 rev PL3, 16/117-PH08 rev PL1.

Swimming pool detailed drawings refs: HCS 1502 002 rev C, HCS 1502 003 rev A, HCS 1502 004 rev A, HCS 1502 005, HCS 1502 006, HCS 1502 007, HCS 1502 008.

Samples: 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Documents: Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P3 dated 30/01/2019; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Addendum Heritage Appraisal dated November 2018; Noise Impact Assessment ref: 12935-NIA-01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Addendum to Basement Impact Assessment ref: GGC17597/R2.3/Add.2.1 dated March 2019; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details: Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev H, Landscape design layout ref 002 rev K, Landscape dimensioned plan ref 002 rev I, 003 rev H, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath

Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Existing Drawings:

0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings:

0501 rev A, 1499 rev D, 1500 rev E, 1501 rev E, 1502 rev E, 1503 rev C, 1600 rev A, 1601 rev C, 1602 rev B, 1603 rev A, 1700 rev D, 1701 rev D, 1999 rev D, 2000 rev H, 2001 rev G, 2002 rev G, 2003 rev G, 2099 rev C, 2100 rev E, 2101 rev E, 2102 rev E, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev E, 3001 rev C, 3002 rev E, 3003 rev C, 3100, 3101 rev C, 3102 rev A, 3103 rev A, 3104, 3105 rev D, 3106 rev C, 3107 rev B, 3108 rev B, 3109 rev B, 3110 rev C, 3111 rev C, 3112, 4000 rev E, 4001 rev D, 4002 rev E, 4003 rev D, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Electrical Services drawings: 16/117-E01 rev PL, 16/117-E02 rev PL2, 16/117-E03 rev PL2, 16/117-E04 rev PL3, 16/117-E05 rev PL3, 16/117-E06 rev PL3, 16/117-E07 rev PL2, 16/117-E08 rev PL3, 16/117-E09 rev PL3, 16/117-E10 rev PL3, 16/117-E12 rev PL, 16/117-E13 rev PL2.

Mechanical and Servicing drawings: 16/117-M01 rev PL3, 16/117-M02 rev PL3,

16/117-M03 rev PL3, 16/117-M04 rev PL4, 16/117-M05 rev PL4, 16/117-M06 rev PL3, 16/117-M07 rev PL3, 16/117-M08 rev PL3, 16/117-M09 rev PL0, 16/117-M10 rev PL0, 16/117-M11 rev PL1, 16/117-M12 rev PL0, 16/117-M14 rev PL2, 16/117-M15 rev PL0, 16/117-M16 rev PL1, 16/117-M17 rev PL0, 16/117-M18 rev PL1, 16/117-M19 rev PL1, 16/117-M20 rev PL1, 16/117-PH01 rev PL1, 16/117-PH02 rev PL1, 16/117-PH03 rev PL3, 16/117-PH04 rev PL3, 16/117-PH05 rev PL3, 16/117-PH06 rev PL3, 16/117-PH07 rev PL3, 16/117-PH08 rev PL1.

Swimming pool detailed drawings refs: HCS 1502 002 rev C, HCS 1502 003 rev A, HCS 1502 004 rev A, HCS 1502 005, HCS 1502 006, HCS 1502 007, HCS 1502 008.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

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

Documents: Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P3 dated 30/01/2019; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Addendum Heritage Appraisal dated November 2018; Noise Impact Assessment ref: 12935-NIA-01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Addendum to Basement Impact Assessment ref: GGC17597/R2.3/Add.2.1 dated March 2019; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details: Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev H, Landscape design layout ref 002 rev K, Landscape dimensioned plan ref 002 rev I, 003 rev H, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local

Plan 2017.

- 4 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION

Bell Cornwell LLP
The Print Rooms
164/180 Union Street
London
SE1 0LH

Application Ref: **2019/1705/P**

07 August 2019

Dear Sir/Madam

DRAFT
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:
24 Heath Drive
London
NW3 7SB

DECISION
Proposal: Variation of condition 3 (approved plans) of planning permission 2018/0914/P dated 11/03/2019 for 'Demolition of 2 storey side garage and utility room; lowering of the ground levels of the existing basement and new basement extension; erection of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1 x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear; namely, alterations to new basement layout, changes to new rear sash window and garage door design, increase size of approved rooflights; minor changes to rear garden landscaping; and various internal alterations including changes to staircase and internal partition walls.

Drawing Nos:

Superseded drawings: 1499 rev A, 1500 rev B, 1501 rev A, 1502 rev B, 1503 rev A, 1601 rev B, 1602 rev A, 1700 rev A, 1701 rev A, 1999 rev A, 2000 rev C, 2001 rev B, 2002 rev C, 2003 rev C, 2099 rev A, 2100 rev B, 2101 rev B, 2102 rev B, 3000 rev A, 3001 rev B, 3002 rev A, 3003 rev B, 3101, 3103, 3105 rev A, 3106, 3107, 3108, 3109, 3110, 3111, 4000 rev A, 4001, 4002 rev B, 4003, 5001.

Amended drawings: 1499 rev D, 1500 rev E, 1501 rev E, 1502 rev E, 1503 rev C, 1601 rev C, 1602 rev B, 1700 rev D, 1701 rev D, 1999 rev D, 2000 rev H, 2001 rev G, 2002 rev G, 2003 rev G, 2099 rev C, 2100 rev E, 2101 rev E, 2102 rev E, 3000 rev E, 3001 rev C, 3002 rev E, 3003 rev C, 3101 rev C, 3103 rev A, 3105 rev D, 3106 rev C, 3107 rev B, 3108 rev B, 3109 rev B, 3110 rev C, 3111 rev C, 4000 rev E, 4001 rev D, 4002 rev E, 4003 rev D, 5001 rev B.

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 The development hereby permitted must be begun not later than the end of three years from the date of the original permission granted on 11/03/2019 under reference 2018/0914/P.

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 For the purposes of this decision, condition no.3 of planning permission 2018/0914/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Existing Drawings: 0500, 999, 1000, 1001, 1002, 1003, 1100, 1101, 1102, 1103, 1200, 1201, 1202, L(00)01 rev P1, L(00)02 rev P1.

Proposed Drawings: 0501 rev A, 1499 rev D, 1500 rev E, 1501 rev E, 1502 rev E, 1503 rev C, 1600 rev A, 1601 rev C, 1602 rev B, 1603 rev A, 1700 rev D, 1701 rev D, 1999 rev D, 2000 rev H, 2001 rev G, 2002 rev G, 2003 rev G, 2099 rev C, 2100 rev E, 2101 rev E, 2102 rev E, 2199 rev A, 2200 rev A, 2201 rev B, 2202 rev B, 2299 rev A, 2300 rev A, 2301 rev B, 2302 rev B, 3000 rev E, 3001 rev C, 3002 rev E, 3003 rev C, 3100, 3101 rev C, 3102 rev A, 3103 rev A, 3104, 3105 rev D, 3106 rev C, 3107 rev B, 3108 rev B, 3109 rev B, 3110 rev C, 3111 rev C, 3112, 4000 rev E, 4001 rev D, 4002 rev E, 4003 rev D, 5000, 5001 rev B, 5002 rev A, 5003, 5004, 6000, 6001, 6002, 6003, 6004, 6005 rev A, 6006, 6100 rev B, 6101, 6102, 6103 rev A, 6104, 6105, 6106, 6107, 6108, 6109, 6300, 7000, 7001, 7002, 8000, L(17)01 rev P2, L(17)02 rev P3, L(23)01 rev P3, L(23)02 rev P6, L(23)03 rev P3, L(23)04 rev P3, L(23)05 rev P3, A(28)01 rev P3, A(28)02 rev P4, A(28)03 rev P4, A(30)00 rev P1, A(30)01 rev P2, A(30)02 rev P2, A(30)03 rev P2, A(30)04 rev P2, A(30)05 rev P2, A(30)06 rev P2, A(30)07 rev P2, A(30)08 rev P2, A(30)09 rev P2, A(30)10 rev P2, A(30)11 rev P2, A(23)01 rev P2, A(23)02 rev P1, A(28)50 rev P3, A(28)51 rev P2, A(28)52 rev P3, A(28)53 rev P2, SW/004/06A; Banham bronze locks manufacturers details; Carlisle Brass door fittings details numbered V1005, WF12S, DK39C, AA40, AA42, DK13 & Manital data sheet; Conservation Specifications - Guidelines for service removal/installation document.

Electrical Services drawings: 16/117-E01 rev PL, 16/117-E02 rev PL2, 16/117-E03 rev PL2, 16/117-E04 rev PL3, 16/117-E05 rev PL3, 16/117-E06 rev PL3, 16/117-E07 rev PL2, 16/117-E08 rev PL3, 16/117-E09 rev PL3, 16/117-E10 rev PL3, 16/117-E12 rev PL, 16/117-E13 rev PL2.

Mechanical and Servicing drawings: 16/117-M01 rev PL3, 16/117-M02 rev PL3, 16/117-M03 rev PL3, 16/117-M04 rev PL4, 16/117-M05 rev PL4, 16/117-M06 rev PL3, 16/117-M07 rev PL3, 16/117-M08 rev PL3, 16/117-M09 rev PL0, 16/117-M10 rev PL0, 16/117-M11 rev PL1, 16/117-M12 rev PL0, 16/117-M14 rev PL2, 16/117-M15 rev PL0, 16/117-M16 rev PL1, 16/117-M17 rev PL0, 16/117-M18 rev PL1, 16/117-M19 rev PL1, 16/117-M20 rev PL1, 16/117-PH01 rev PL1, 16/117-PH02 rev PL1, 16/117-PH03 rev PL3, 16/117-PH04 rev PL3, 16/117-PH05 rev PL3, 16/117-PH06 rev PL3, 16/117-PH07 rev PL3, 16/117-PH08 rev PL1.

Swimming pool detailed drawings refs: HCS 1502 002 rev C, HCS 1502 003 rev A, HCS 1502 004 rev A, HCS 1502 005, HCS 1502 006, HCS 1502 007, HCS 1502 008.

Samples - 'Old Victorian Pressed Medium Dark' brick panel by Furness; 'Corten Steel' sample by Kingspan.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 For the purposes of this decision, condition no.4 of planning permission 2018/0914/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Documents: Draft Construction Management Plan and Appendices A.1, A.2, A.3, B & C; Structural Engineers Construction Method Statement rev P3 dated 30/01/2019; Planning statement dated February 2018; Planning Brochure rev B, prepared by Kyson; Heritage appraisal dated January 2018; Addendum Heritage Appraisal dated November 2018; Noise Impact Assessment ref: 12935-NIA-01 Rev C dated 20/04/2018; Specification for the Electrical Engineering Services rev 02 dated September 2018; Basement Impact Assessment dated March 2018; Email dated from Gabriel GeoConsulting Ltd; Addendum to Basement Impact Assessment dated 11/07/2018; Addendum to Basement Impact Assessment ref: GGC17597/R2.3/Add.2.1 dated March 2019; Daylight and Sunlight Amenity Report dated 20/04/2018.

Trees and Landscaping details: Cowley White Landscape Design Statement dated 20/12/2017; Landscape lighting specification sheets; Hard landscaping materials and specifications document; Cowley White Sketch drawings refs: 001 rev H, Landscape design layout ref 002 rev K, Landscape dimensioned plan ref 002 rev I, 003 rev H, 005 rev B, 006, 008; Planting Schedule; Tree Survey & Landscape Design ref: 508-16; Arboricultural Implication Assessment ref: 1948 24 Heath Drive AIA 1802-06rc.docx; Arboricultural Method Statement Ref: 1948 24 Heath Drive AMS 1802-06rc.docx; Tree Protection Plan - Build construction ref: 001 rev 002; Tree Protection Plan - Landscape construction ref 002 rev 001; Tree Survey and Tree Constraints Plan ref: 1948 24 Heath Drive Tree Survey Report 1610-31sc.docx; Ecology Report ref: 2348 - 24 Heath Drive Ecology Survey - 1707-21rc.docx; Tree Condition Survey ref: 2349 - 24 Heath Drive - Tree Condition Survey - 1707-21rc.docx.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting 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 as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Existing trees to be retained shall be protected during construction work in accordance with the details approved under reference 2019/1645/P dated 22/05/2019 or other such details which have been submitted to and approved in writing by the local planning authority. 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.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the first use of the proposed plant, detailed layout drawings indicating plant/enclosure locations, and atmosphere-side AHU ducting and attenuator layouts shall be submitted to and approved by the Council in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 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.

- 10 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment dated March 2018, email dated from Gabriel GeoConsulting Ltd, Addendum to Basement Impact Assessment dated 11/07/2018, and Addendum 2.1 dated ref: GGC17597/R2.3/Add.2.1 dated March 2019 hereby approved.

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.

- 11 The first floor windows to the north east elevation shall be obscure-glazed and permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 12 The hard and soft landscaping, means of enclosure of all un-built, open areas, and replacement trees shall be completed in accordance with the details approved under reference 2018/6265/P dated 20/02/2019 or other such details which have been submitted to and approved in writing by the local planning authority. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, hard and soft landscaping, means of enclosure of all un-built, open areas, and details of replacement trees proportionate to those to be removed. 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 policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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.
- 5 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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

Executive Director Supporting Communities

DRAFT

DECISION