

Address:	Hillview Vale of Health London NW3 1AN		2
Application Number:	2016/5613/P	Officer: Kristina Smith	
Ward:	Hampstead Town		
Date Received:	13/10/2016		
Proposal: Conversion of two flats into one dwellinghouse; demolition and rebuild of rear elevation and roof to match existing; erection of replacement rear extension with terrace above; installation of two side dormers; enlargement of front lightwell; other external alterations to front and rear elevations			
Background Papers, Supporting Documents and Drawing Numbers			
OS Map; 180-001-EX; 180-002-EX; 180-003-EX; 180-004-EX; 180-005-EX; 180-006-EX; 180-107-PR (Rev A); 180-108-PR (Rev A); 180-009-PR; 180-010-PR; 180-011-PR; 180-012-PR (Rev B); 180-113-PR (Rev A); 180-014-PR; 180-015-PR; Planning, Design + Access Statement prepared by Nicholas Taylor + Associates (dated September 2016); Letter from Denis Kealy (Consibee) to Charles Humphries (HEAT Architecture) dated 13 July 2016; Structural Report to Support Planning Application prepared by Consibee (dated 9 th November 2016)			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission subject to a section 106 Legal Agreement			
Applicant:		Agent:	
Robin Toshiyuk and Daniel Wong c/o agent		Nicholas Taylor + Associates 31 Windmill Street W1T 2JN	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		198 m ²
Proposed	C3 Dwelling House		199.5 m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette	1	1							
Proposed	Dwelling House			1						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	2	0
Proposed	2	0

OFFICERS' REPORT

Reason for Referral to Committee: Demolition or part demolition of listed buildings or buildings in a conservation area

1. SITE

- 1.1 The site contains a four storey property divided into two flats, located on the south side of the Vale of Health. It is part of a terrace of five properties with similar character and appearance.
- 1.2 The property is accessed at upper ground floor level at the front of the property; however by reason of a change in ground level the lower ground floor of the property leads on to the rear garden.
- 1.3 It is located in Hampstead Conservation Area and is designated as making a positive contribution to the conservation area. The rear gardens lead on to the Hampstead Heath Ponds and as such the site is located on Metropolitan Open Land (MOL) and designated as Private Open Space (POS).

2. THE PROPOSAL

Original

- 2.1 Planning permission is sought for:
 - conversion of two flats into a single family dwelling house;
 - demolition and rebuild of the rear elevation and roof (incl. front dormer window) to match existing;
 - replacement of existing single storey rear conservatory at lower ground floor level with a single storey brick extension of similar footprint;
 - creation of roof terrace above the extension;
 - erection of two side dormers;
 - installation of two rooflights on main roof;
 - enlargement of front lightwell; and
 - other alterations to the front of the property including reinstatement of black metal balustrade and replacement of uPVC windows with timber windows at lower ground floor level.

Revisions

- 2.2 Revised plans have been received during the course of the application. The revisions are as follows:
 - Reduction in size of north dormer;
 - Alterations to rear fenestration at ground floor level;
 - Reinstatement of window arches rather than straight soldier coursing; and
 - Reduction in depth and width of terrace by 822mm 600mm respectively, and installation of privacy screen on north elevation.

3. RELEVANT HISTORY

3.1 APPLICATION SITE

D7/3/10/15509 - The conversion of the basement at Hillview, Vale of Health, Hampstead, N.W.3. into a self-contained flat and the making of alterations to the rear window at basement level. **Conditional 22/03/1973**

3.2 SURROUNDING PROPERTIES

Faircroft, Vale of Health (adjoining property)

8804677 - The reconstruction of the roof to include a new dormer at the front and the glazing of the new gable at the rear. **Granted 24/05/1989**

D7/3/6/7074 - Formation of dormer window and alterations to rear elevation. **Conditional 03/07/1969**

4. CONSULTATIONS

4.1 Statutory Consultees

4.1.1 Hampstead Conservation Area Advisory Committee

The following comments were made:

- The proposed rear extension would threaten the neighbour's daylight – see *paras 6.21 – 6.22*
- The proposed terrace will lead to overlooking and there is no precedent on the terrace – see *paras 6.19 – 6.20*
- There would be light pollution from the extent of roof glazing – see *para 6.23*

4.2 Local Groups

4.2.1 The Heath & Hampstead Society

The following comments were made:

- The proposal, which includes a full-width terrace, would be disruptive of the character of this part of the Vale and lead to overlooking of adjoining gardens and would be an unwelcome alteration to the rear elevation facing the pond – see *paras 6.7, 6.8 and 6.19 – 6.20*

4.2.2 Vale of Health Society

The following comments were made:

- Design of new extension would have substantially greater volume and be more visually intrusive – see *para 6.4 – 6.6*
- Terrace and balustrade is visually intrusive - see *paras 6.19 – 6.20*
- Soil Investigation Reports were received separately from applicant and not submitted as part of planning application – see *para 6.32*
- Heavier structure is likely to increase flood risk elsewhere given the river flow underneath the building – see *para 6.31*

4.3 Adjoining Occupiers

<i>Total number of responses received</i>	9
<i>Number in support</i>	0
<i>Number of objections</i>	9

A site notice was displayed between 01/11/2016 and 22/11/2016 and a press advert was published between 27/10/2016 and 17/11/2016.

Objections were received from Faircroft (adjoining property), Lakeview (adjoining property), Silverdale, Lea Steps and Upfleet, and 12 Heath Villas. The main points raised in the objections are as follows:

- *Principle of application*
 - Loss of unit is unacceptable in NPPF terms – see para 6.3
- *Unacceptable impact on host building/ conservation area/ MOL*
 - Rear extension is out of scale with neighbour's - see para 6.4 – 6.6
 - Would be detrimental to its location adjacent to the Heath Pond
 - Disagree with Structural Engineer's opinion that it is necessary to demolish the rear wall – see para 6.9 – 6.10
 - Terrace is prominently sited and would be highly visible and out of character – see para 6.7 – 6.8
 - Dormers would be visible from the hill opposite the property – see para 6.12 – 6.14
 - Overdevelopment of site in sensitive location
- *Unacceptable impact on amenity of adjoining properties*
 - Terrace will lead to unacceptable levels of overlooking to windows on rear elevation of neighbour's property and adjoining gardens – see paras 6.19 – 6.20
 - Terrace will lead to noise – see para 6.8
 - New extension will have overbearing effect on neighbour's garden and conservatory – see para 6.21
 - New extension would block daylight to Faircroft, specifically conservatory and garden – see para 6.21
 - Impact on structural soundness of neighbouring properties as a result of demolition - see para 6.9
- *Other issues*
 - Insufficient consultation time – see para 6.30
 - Drawings shows extension to be built on and over boundary line
 - Works will create noise and disturbance for long period of time - see para 6.26
 - Unacceptable local highways impact as a result of excessive construction impact - see para 6.26
 - Site engineering, structural and hydrology matters have not yet been studied properly – see para 6.9 and 6.10
 - No archaeological assessment, geotechnical or heritage statement provided with application – see para 6.32

5. POLICIES

5.1 National Planning Policy Framework (NPPF) 2012

5.2 London Plan 2016

5.3 LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS11 – Promoting sustainable and efficient travel

CS13 – Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS18 – Dealing with our waste and encouraging recycling

CS19 – Delivering and monitoring the Core Strategy

LDF Development Policies

DP2 – Making full use of Camden's capacity for housing

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP20 – Movement of goods and materials

DP21 – Development connecting to the highway network

DP22 – Promoting sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 - Basements and lightwells

DP28 – Noise and vibration

5.4 Supplementary Planning Policies

Camden Planning Guidance (CPG)

CPG1 Design (2015)

CPG2 Housing (2015)

CPG3 Sustainability (2015)

CPG6 Amenity (2011)

CPG7 Transport (2011)

CPG9 Planning Obligations (2011)

5.5 Hampstead Conservation Area Statement (2001)

6. ASSESSMENT

6.1 The principal consideration material to the determination of this application are summarised as follows:

- The principle of development
- Design & impact on Hampstead Conservation Area
- Impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties
- Transport considerations

The principle of development

- 6.2 To verify the number of previous units evidence has been sought from Council Tax officers. Due to the property having been stripped back to its shell there is no evidence of how it was previously divided and there is also no recent planning history. According to Council Tax records, the property was registered as two separate units from 8th February 2010. Prior to this time the property was listed as a single dwelling house.
- 6.3 The proposed development would convert the property from its previous use as two flats back into a single family dwelling house. Although this would result in a loss of one residential unit, this is considered acceptable in accordance with DP2 which resists developments that would involve in the net loss of two or more homes.

Design and impact on Conservation Area

Rear extension

- 6.4 It is proposed to replace an existing rear conservatory with a single storey brick extension with full length glazing on the rear elevation. The extension would be the same depth (5.8m) and width (3.8m) as the existing conservatory but rather than tapering it would be squared off, providing an additional 1.5 sqm of floorspace. The ground level of the extension would be raised by 0.8m to address the internal level change and therefore there would be a resultant increase in height.
- 6.5 It is considered that the proposed extension would remain a subordinate addition to the host property. The height increase is considered acceptable given the level change across the terrace which positions the lower ground floor level of Faircroft approx. 1.3m above that of Hillview at present.
- 6.6 The extension would be constructed using matching brickwork with full length glazed windows. The detailed design including use of materials is considered to be acceptable for the host building and conservation area.

Installation of terrace above rear extension

- 6.7 It is proposed to create a terrace above the rear extension to provide an additional 10 sqm of amenity space for the dwelling house. This has been revised down from an original 15 sqm. The balustrade would comprise black metal railings and privacy screens of 1.8m to the north and south elevations.
- 6.8 There are several other examples of terraces on nearby properties to the north of the application site and so the proposed would not be uncharacteristic of the area. The size of the terrace is considered to be of an appropriate residential scale that would not permit large groups of users at any one time thereby reducing the likelihood of noise and disturbance. Given that the depth of the terrace has been reduced, the proposed privacy screen would be of a suitable size to be acceptable in design and conservation terms.

Demolition and rebuild of rear elevation and roof

- 6.9 It is proposed to demolish and rebuild the rear elevation of the property due to reasons of structural instability which has resulted in deformation and cracking to the rear elevation and wet rot and structural deficiencies in the roof. A full structural report has been submitted by the applicant to support this claim. The Council's

Building Control Officer has assessed the report and is satisfied that the reasoning behind the demolition and the proposed approach to the rebuild are valid.

- 6.10 Although the property is a positive contributor to the conservation area where substantial demolition may typically be understood as harm, in this case the demolition is necessary in order to prevent further deterioration and therefore preserve its character and appearance. It is important to note that the front elevation, which is integral to the property's character and appearance, will be carefully retained. Should planning permission be granted, assurances would be sought through three conditions that relate to the retention of the front elevation. The assessment of the application is therefore in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 6.11 To ensure the rear elevation and roof are rebuilt like for like, conditions would require the salvage and reuse of materials and specify the colour of mortar. The fenestration would be very similar to the existing with the only notable difference being the replacement of a single casement window with two sash windows at loft level. All windows would be white timber sash and the doors at ground floor level would be timber French doors to match existing. Architectural detailing such as the brick window arches will be replicated.

Erection of side dormers

- 6.12 It is proposed to incorporate two side dormers in the rebuilt roof profile so as to improve the internal headroom at loft level. The dormer would be 4m wide on the north side and 2m wide on the south side. They would be set away from the parapet walls at either side by approx. 200mm and have a downward sloping profile. The dormers would represent an increase in height compared to the original roof of 0.4m at the highest point. They would be constructed in matching materials to the main roof and comprise glazing on the upper, rather than side elevation.
- 6.13 Given the substantial roof depth of 11m and the atypical downward sloping profile of the dormers, it is considered that they would be a subservient addition to the roof that would not significantly alter the original roof form. The dormers would be set back 5.4m from the front of the roof to ensure they would not be visible from the front of the property and the applicant has submitted supporting evidence that demonstrates this is the case. The dormers would be set back from the rear by 1.4m and while there may be some visibility in private views, this would be very minor and not be to the detriment of the appearance of the building.
- 6.14 The neighbouring property to the south has two side dormers on the northern pitch of the roof which are a bulkier addition than the proposed by reason of their height. Regardless, it is not possible to see these dormers from street level. The proposed dormers would therefore not be an uncharacteristic addition to the terrace.

Alterations to front elevation including enlargement of front lightwell

- 6.15 It is proposed to reinstate black metal railings to the balcony area above the bay window in alignment with the other properties along the terrace. The existing door would be replaced with French doors that match Lakeview. Both alterations are considered to be acceptable for the property and conservation area.

- 6.16 The existing uPVC windows at lower ground floor level would be replaced with timber sash windows, which is a welcomed improvement to the appearance of the property.
- 6.17 The existing front lightwell would be enlarged by removing the brickwork and debris currently occupying that area. This is not considered to be excavation of new ground, nor does it go any deeper than the existing ground level; thus a BIA was not a requirement. To ensure the work does not impact on the loading capacity of the public highway which is in close proximity to the area, the applicant would be required to submit an 'Approval In Principle' (AIP) report as a pre-commencement obligation. This is a requirement of British Standard BD2/12.

Amenity

- 6.18 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and states that the Council will 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.

Privacy

- 6.19 The size of the proposed terrace at upper ground floor level has been reduced in width and depth to mitigate any potential impact on the privacy of surrounding occupiers. It would be set in 2.8m from the end of the extension and 0.6m from the north side. A privacy screen would be installed on both sides of the terrace to ensure that no views would be possible to the ground floor living room window of Lakeview situated approx. 4.5m away, or down through the glazed roof of Faircroft's conservatory.
- 6.20 The terrace would look over the garden at the application site and towards the pond. Although views would be possible to the rear gardens of adjoining properties, there would be no new views achieved that would not already be possible from the existing rear windows. In addition the rear gardens already have a shared nature to them as a result of there being no boundary treatment between Hillview and Faircroft.

Daylight/Sunlight and sense of enclosure

- 6.21 The new rear extension would be positioned higher than the existing however it would not extend above the existing parapet wall between Hillview and Faircroft to the south thereby having no impact on the light entering the glazed roof of the rear extension. Though the extension would not be of greater depth than the existing, it would be built up against the boundary wall with Faircroft an additional 1.6m rather than tapering as it does presently. This will lead to a slightly more enclosed area on the steps in front of the neighbour's conservatory door however it would not have significant impact on daylight levels.
- 6.22 To the north, the extension would not be built up against the boundary wall with Lakeview and the side elevation would be situated 2m away from the neighbour's large glazed doors at lower ground floor level. Furthermore the privacy screen

would be constructed in a semi-permeable material thereby allowing some light to pass through. The impact on daylight/sunlight would therefore be negligible.

Light pollution

- 6.23 The roof glazing would be at a height towards the centre of the roof and would have no visibility from the windows of surrounding occupiers.

Transport

- 6.24 No off-street car parking is currently provided and none is proposed. As the proposal comprises a reduction in the number of units on site our car free policy does not apply, particularly given the low PTAL score of the site. The future residents therefore retain their parking rights and the ability to apply for an on-street parking permit from the Council.
- 6.25 Secure and enclosed cycle parking is proposed in the enlarged front lightwell which although does not benefit from level access, is considered acceptable by Officers given the lack of suitable alternatives.
- 6.26 Policy DP20 states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Camden Development Policy DP21 relates to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 6.27 The site is located on Vale of Health, a cul-de-sac which can only be accessed from the south via East Heath Road. Traffic flows are likely to be fairly low, however due to the amount of construction works required for the demolition and rebuild of the rear elevation and roof, and the sensitive nature of the local streets, a CMP will be secured to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area and amenity issues for local people (e.g. noise, vibration, air quality, temporary loss of parking, etc.) are managed. The CMP will be secured through a s106 agreement which will also include a financial contribution of £1,140 to cover the costs of reviewing the CMP.

CIL

- 6.28 The proposed development would not be liable for the Mayor of London's Community Infrastructure Levy (CIL) or the Camden CIL as the additional floorspace does not exceed 100sq.m GIA and no residential units are proposed.

Other considerations

- 6.29 There are no trees that would be impacted by the proposals.
- 6.30 Several neighbours have commented they have not had sufficient time to comment on the application and revised drawings. Though the consultation material states that the consultation period is 21 days, the opportunity to comment is open until the time of determination, and indeed all comments during this period have been

accounted for. Further revisions to the proposals were not reconferred on as they were only reductions to the scope of works.

- 6.31 There have been several comments received regarding the impact of the development on underground water flow and flood risk. The application would be nominal increase to floorspace and therefore it is not considered to be a material planning consideration.
- 6.32 Officers consider that all the necessary information was provided to be able to make an assessment on the proposal and reach a recommendation.

7. CONCLUSION

- 7.1 The proposals will preserve the character and appearance of the host property and the positive contribution it makes to the Hampstead Conservation area. The demolition work seeks to remediate the structural issues with the rear elevation and roof and ultimately extend the lifespan of the property. A CMP will ensure that potential amenity issues for local people are managed effectively. The works proposed to the front elevation seek to improve the property's contribution to the streetscene while to the rear, the new extension will maintain the existing subservience to the main house
- 7.2 Conditional Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-
- Construction Management Plan
 - Fee for CMP monitoring of £1,140
 - Financial contribution for highways works of £3,542.95

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda

Conditions

- 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 policy 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: OS Map; 180-001-EX; 180-002-EX; 180-003-EX; 180-004-EX; 180-005-EX; 180-006-EX; 180-107-PR (Rev A); 180-108-PR (Rev A); 180-009-PR; 180-010-PR; 180-011-PR; 180-012-PR (Rev B); 180-113-PR (Rev A); 180-014-PR; 180-015-PR; Planning, Design + Access Statement prepared by Nicholas Taylor + Associates (dated September 2016); Letter from Denis Kealy (Consibee) to Charles Humphries (HEAT Architecture) dated 13 July 2016; Structural Report to Support Planning Application prepared by Consibee (dated 9th November 2016)

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

- 5 In accordance with drawing no. 180-012 (Rev B), the rear elevation brickwork and roof tiles will be salvaged and reused.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until a structural method statement including an up-to-date condition survey undertaken by a suitably qualified person, retention drawing and a detailed schedule of works of demolition and redevelopment shall be submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of the front elevation. No works of demolition shall be carried out other than in accordance with the approved method statement.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The front facade shall be suitably protected and retained in its entirety. No alteration works or amendments shall be undertaken to the front facade (including brickwork or lintels).

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 No development shall take place 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 the façade retention during demolition and construction works 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 DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 1.8 metre high privacy screens, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north and south elevations of the terrace at ground floor level prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The roof of the extension hereby permitted, other than the area approved for use as a terrace as shown in drawing no. 180-108 (Rev A), shall not be used as a roof terrace without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

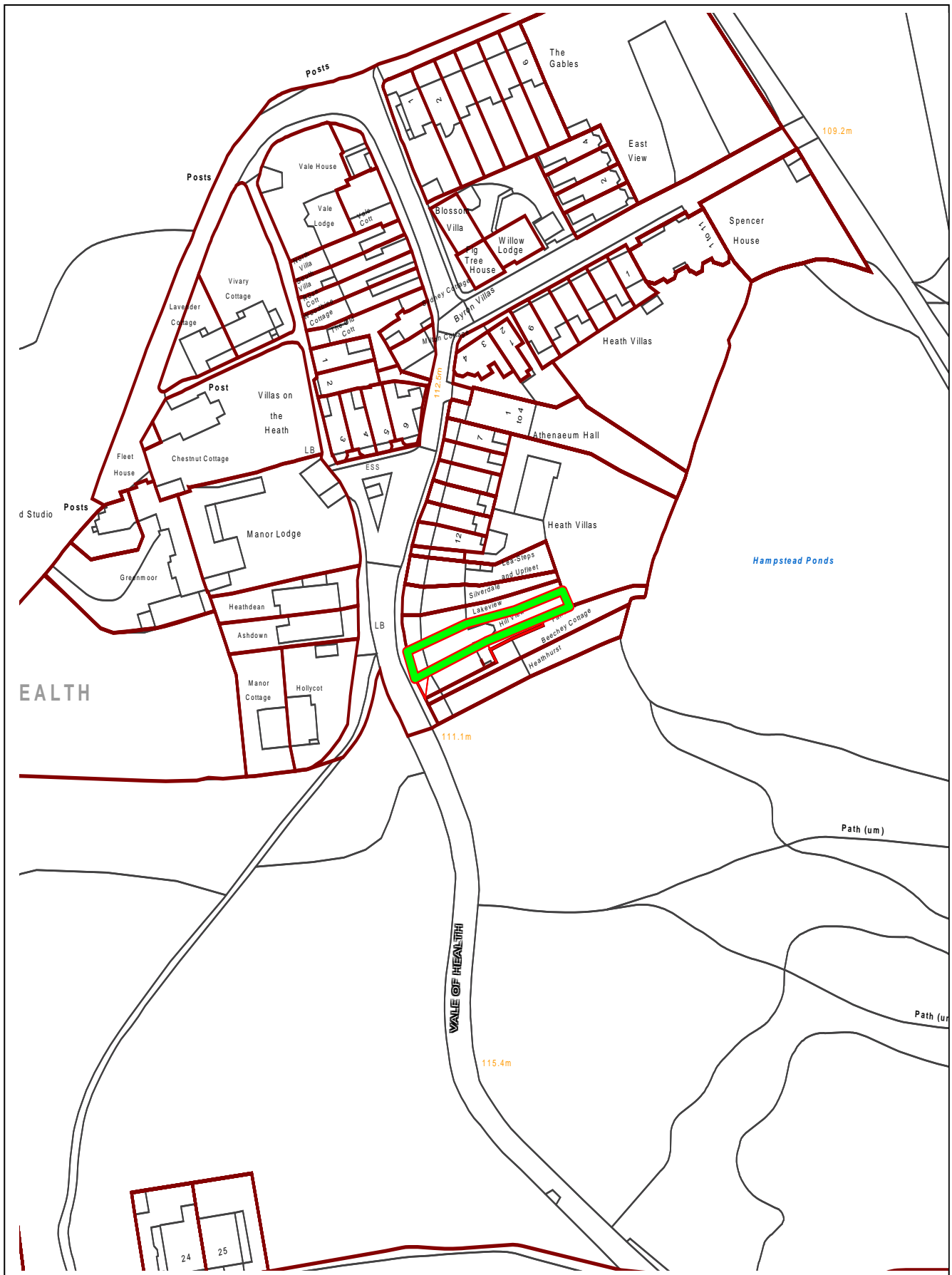
Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 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 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.

- 3 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.



Application No: 2016/5613/P

**Hillview, Vale of Health
London, NW3 1AN**

**Scale:
1:1250**

**Date:
20-Jan-17**



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Hillview, Vale of Health, NW3 1AN



Front aerial view



Rear aerial view



View of application site (red outline) from across the Heath Pond





Front of Property



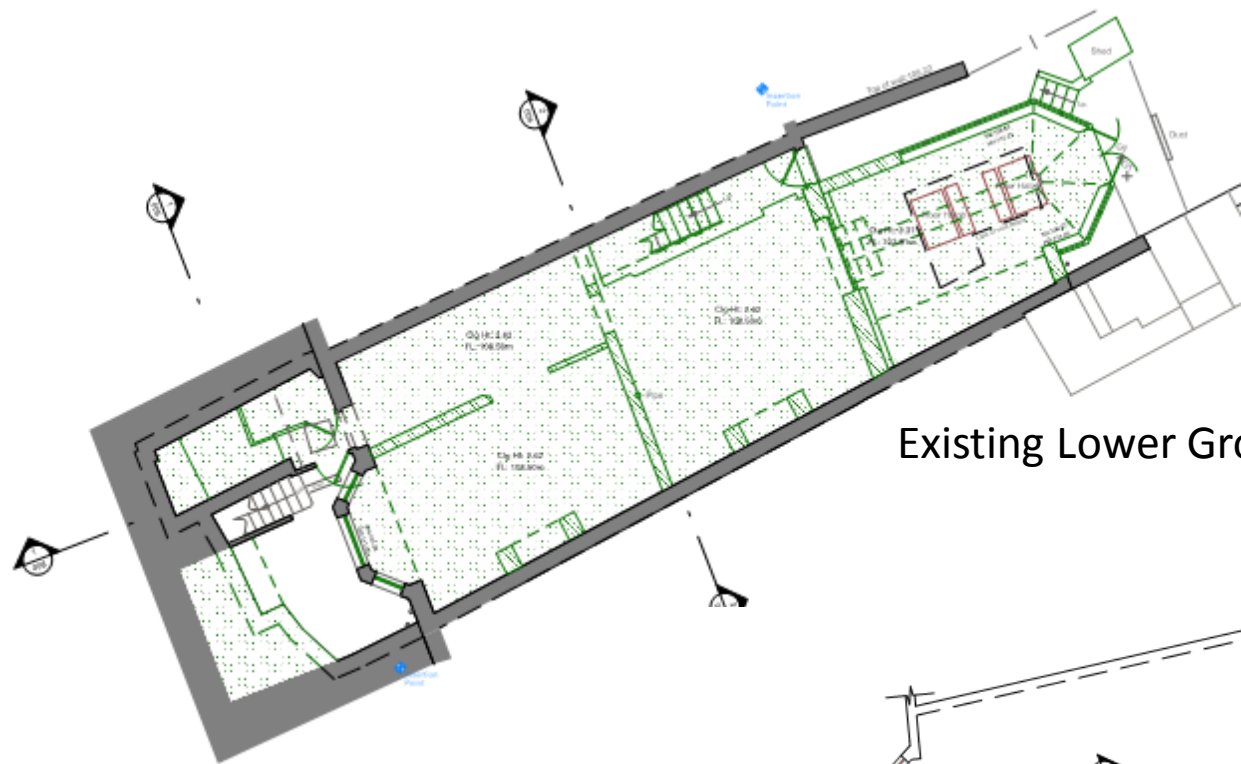
Rear of Property



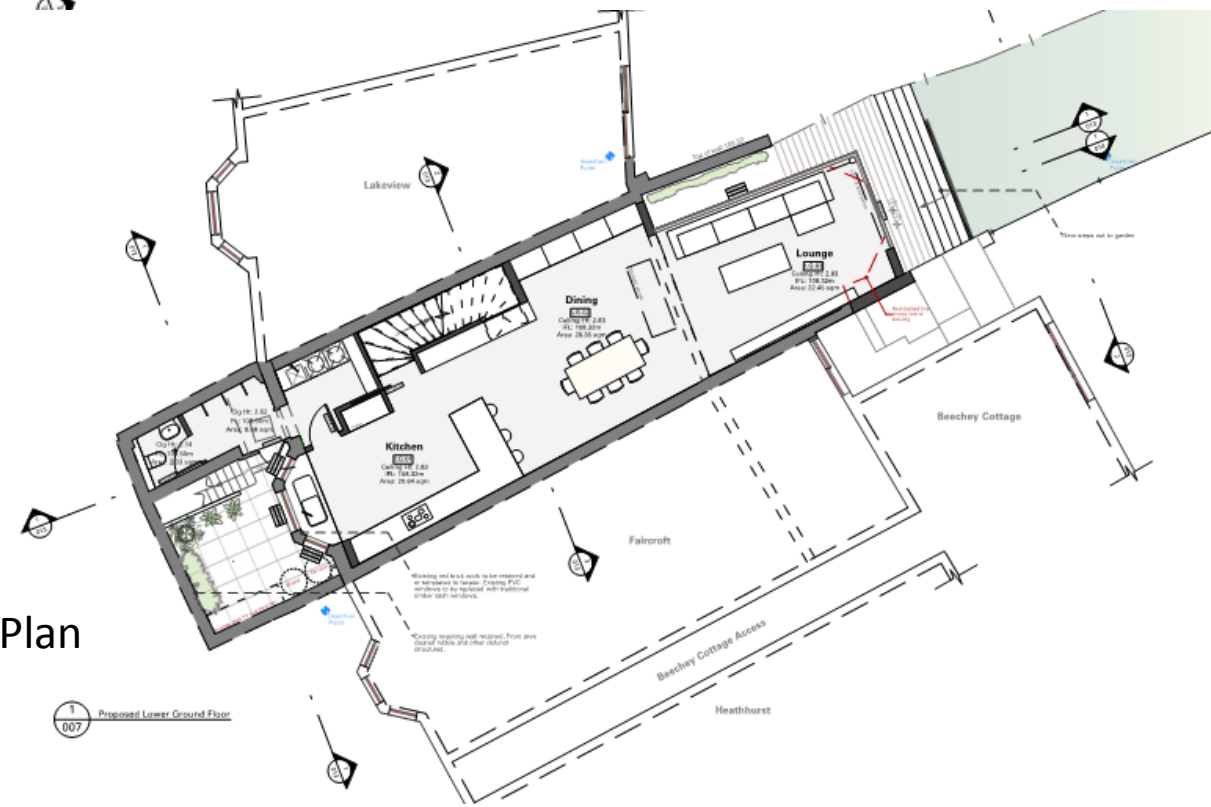
View of front lightwell from street



View of application site from public footpath opposite

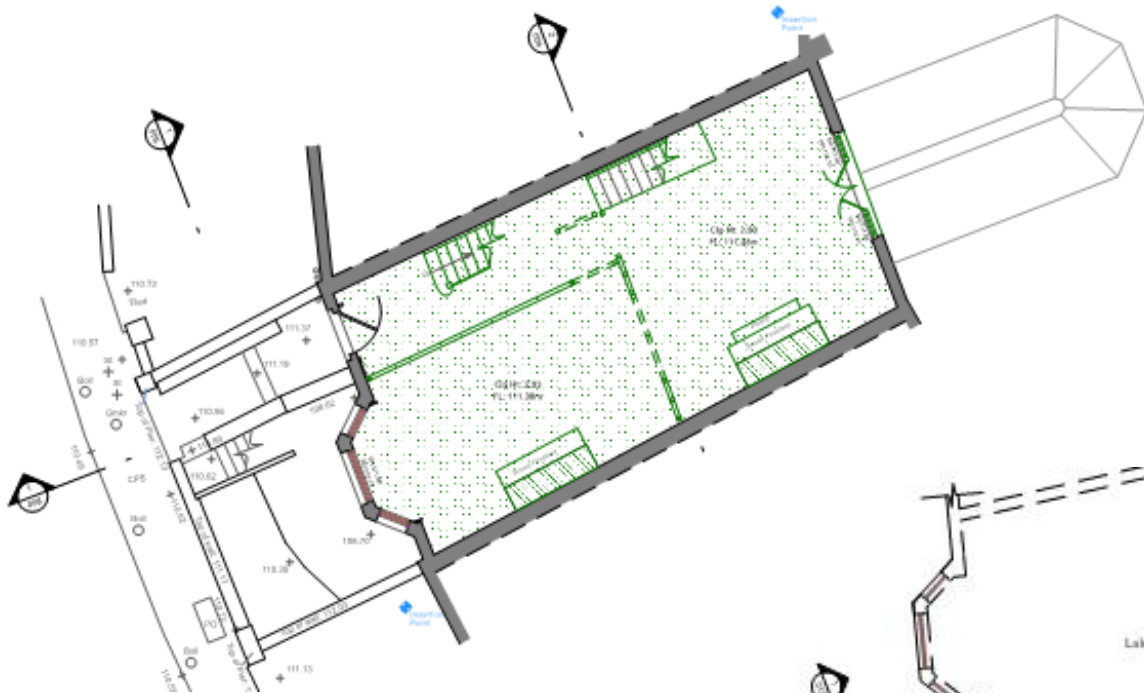


Existing Lower Ground Floor Plan

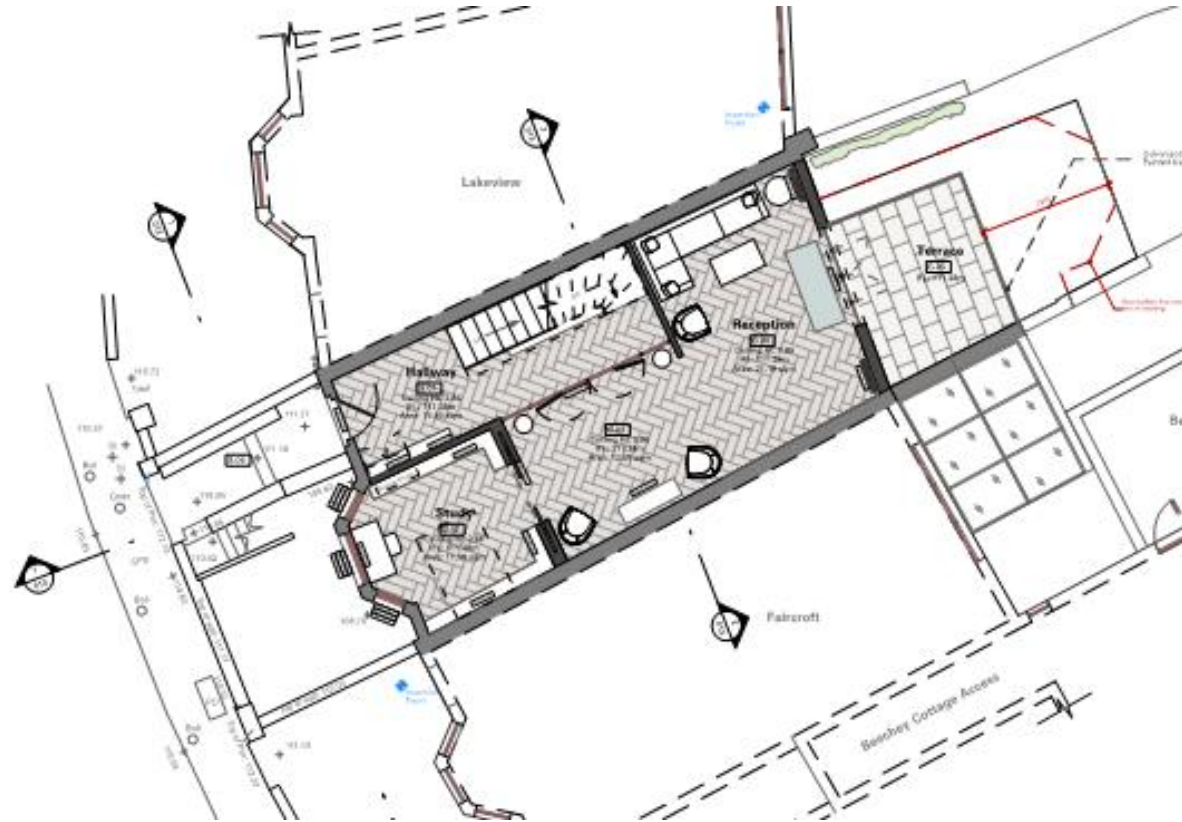


Proposed Lower Ground Floor Plan

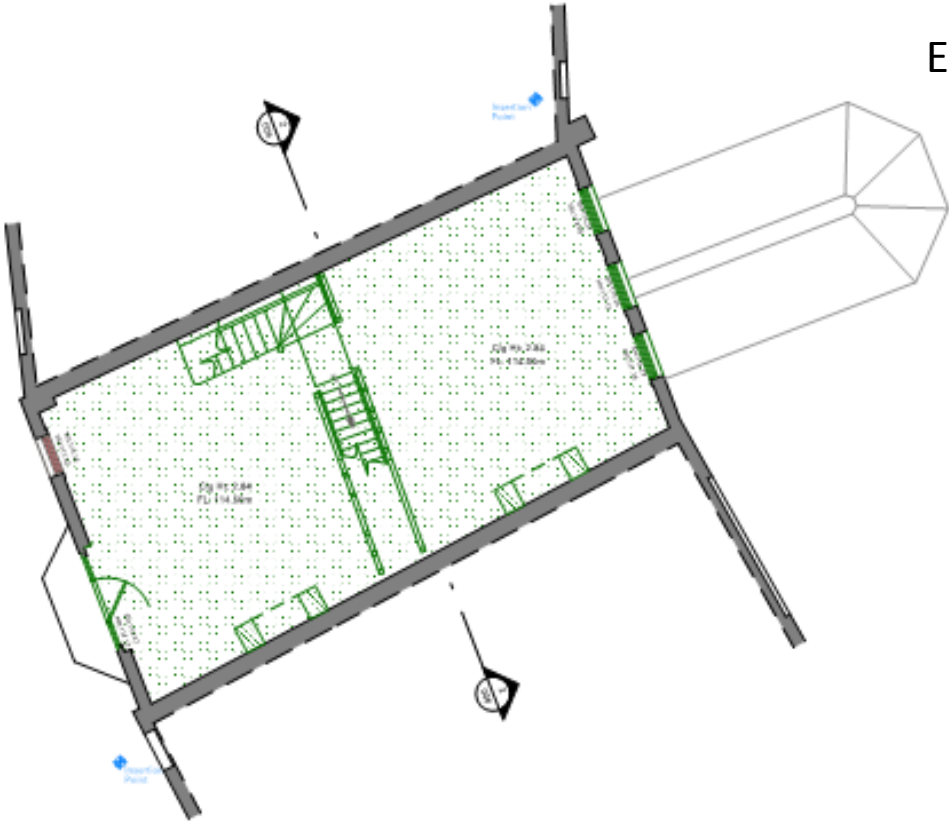
Existing Ground Floor Plan



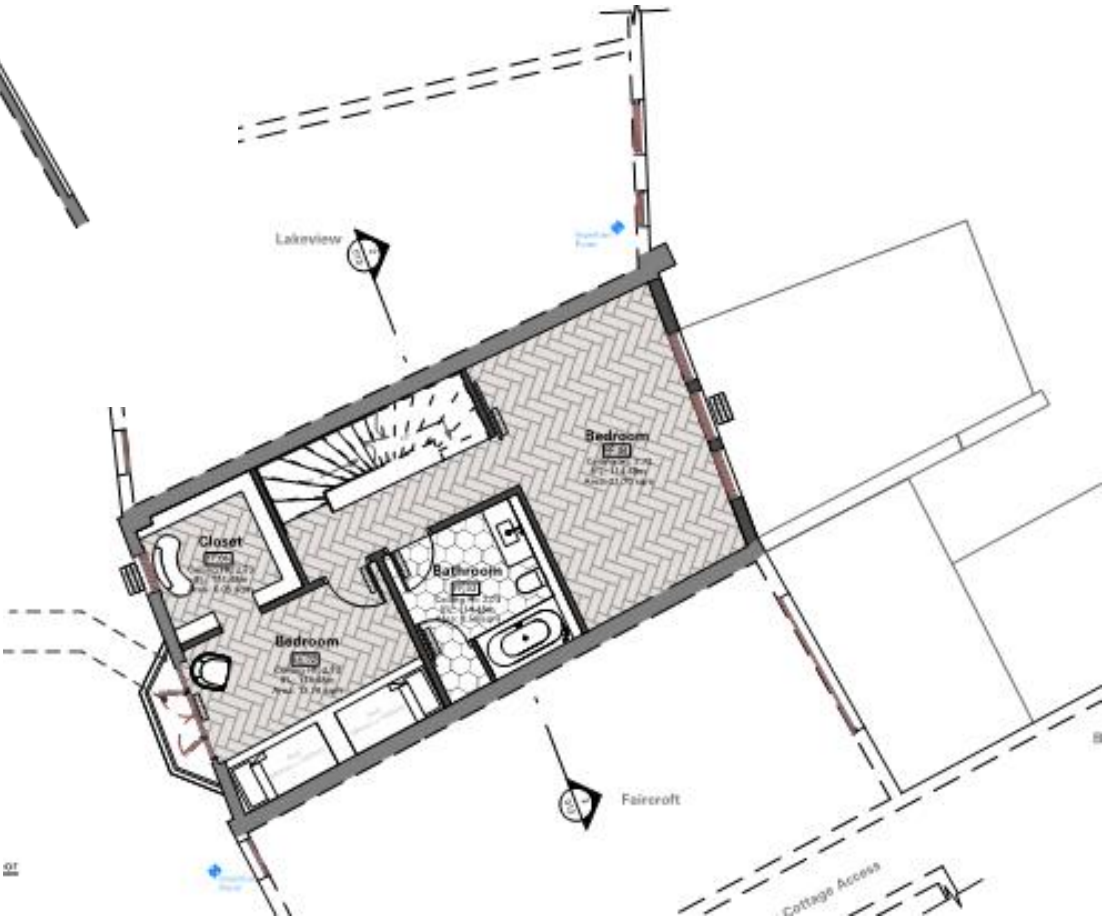
Proposed Ground Floor Plan

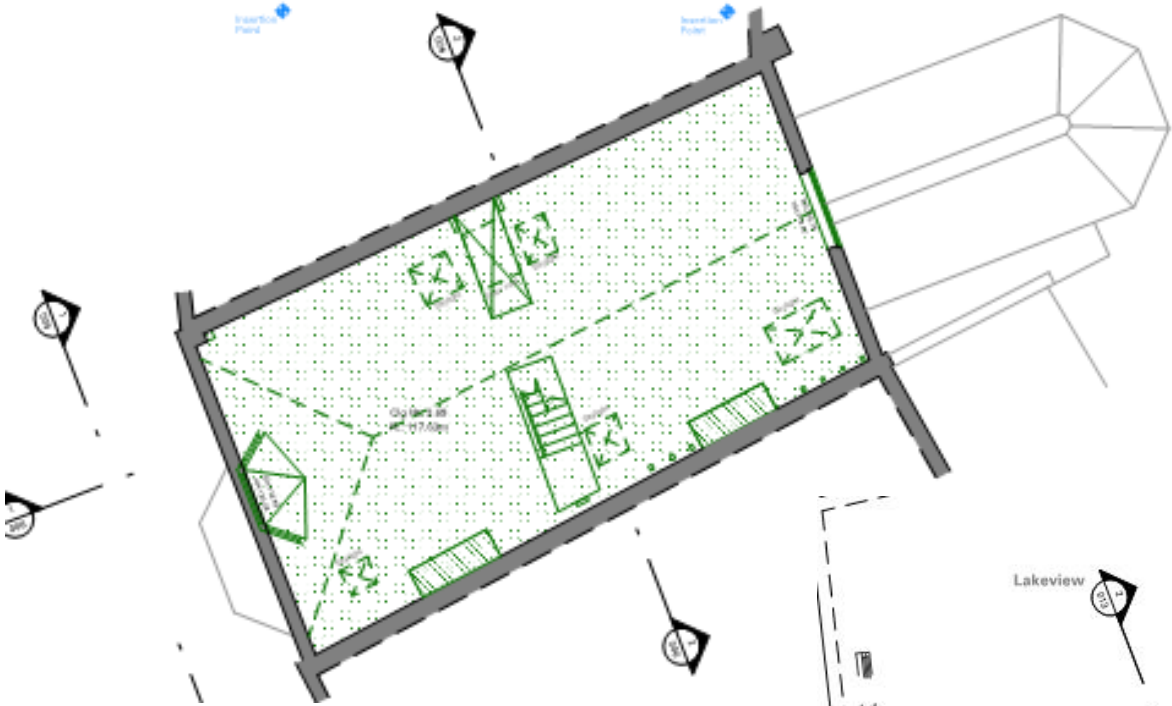


Existing First Floor Plan



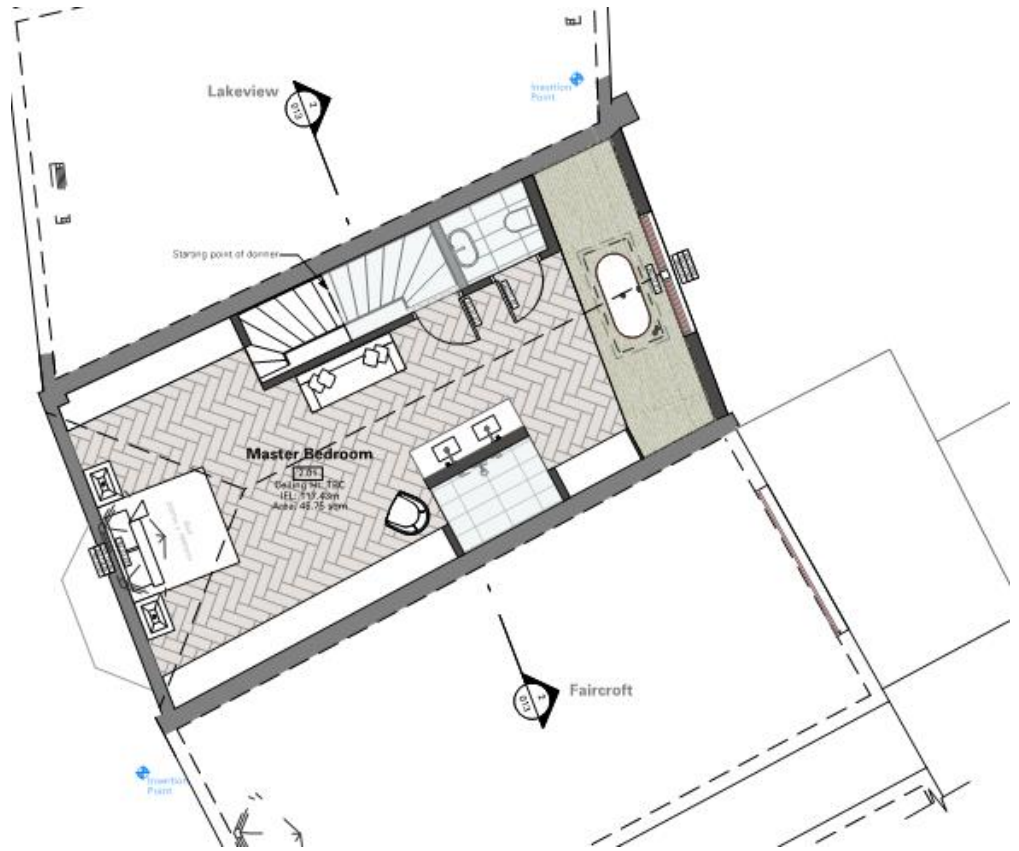
Proposed First Floor Plan



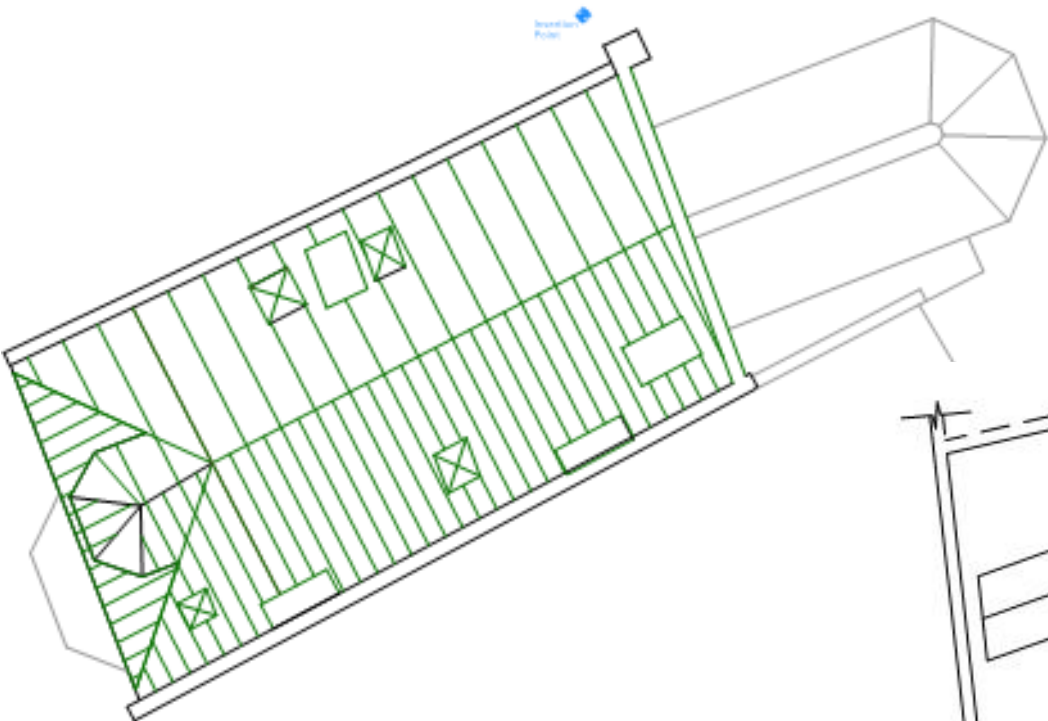


Existing Second Floor Plan

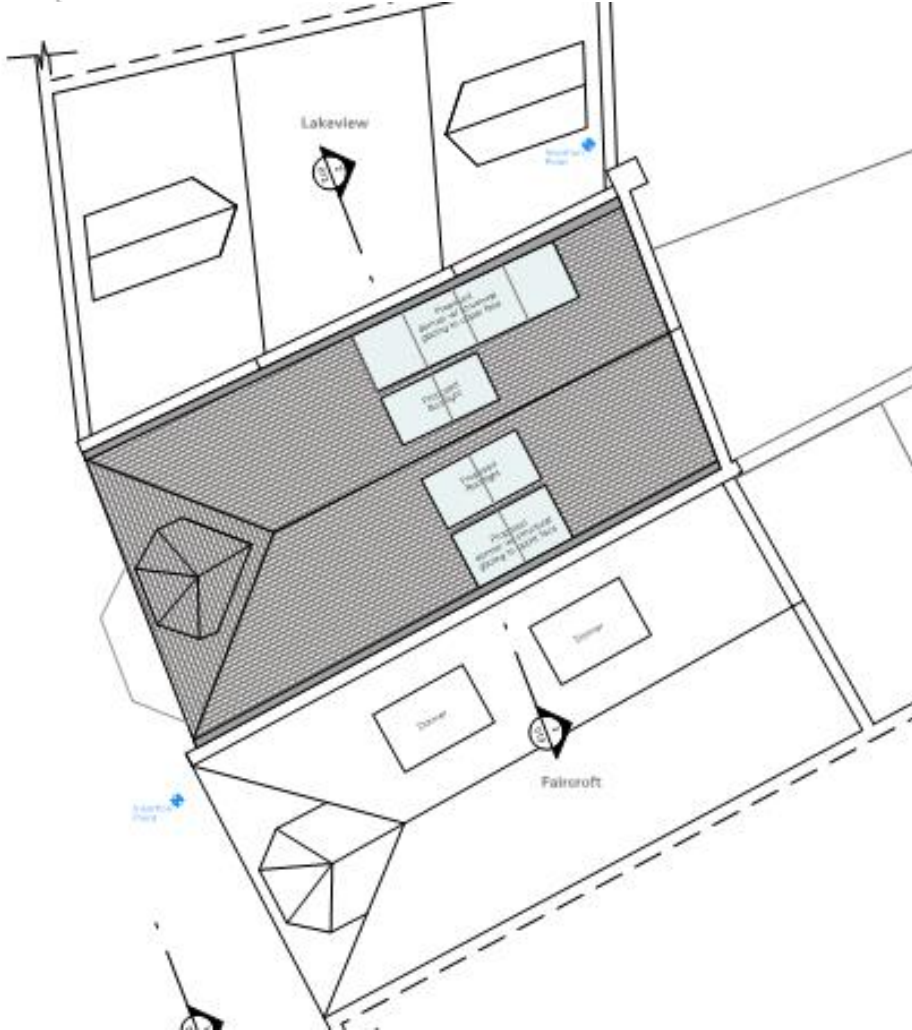
Proposed Second Floor Plan



Existing Roof Plan



Proposed Roof Plan





Existing Front Elevation

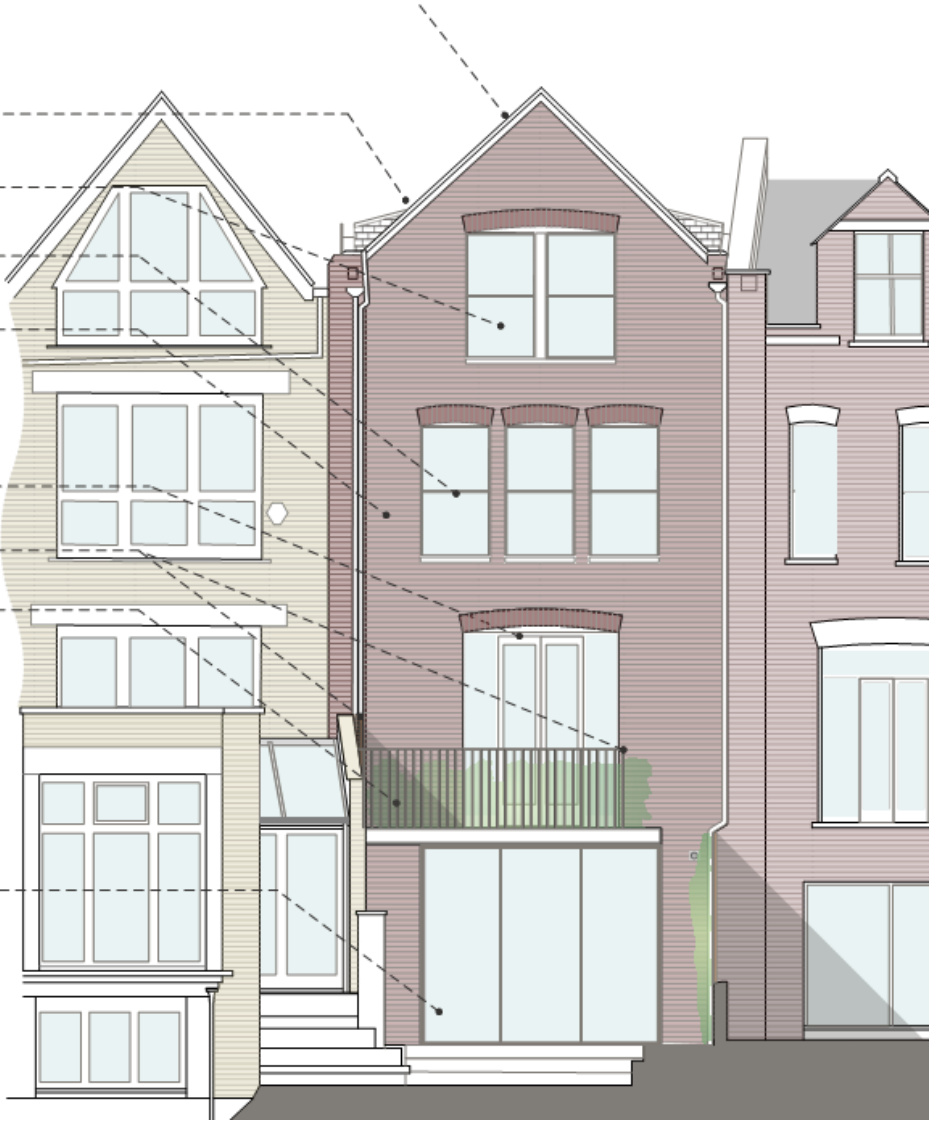


Proposed Front Elevation



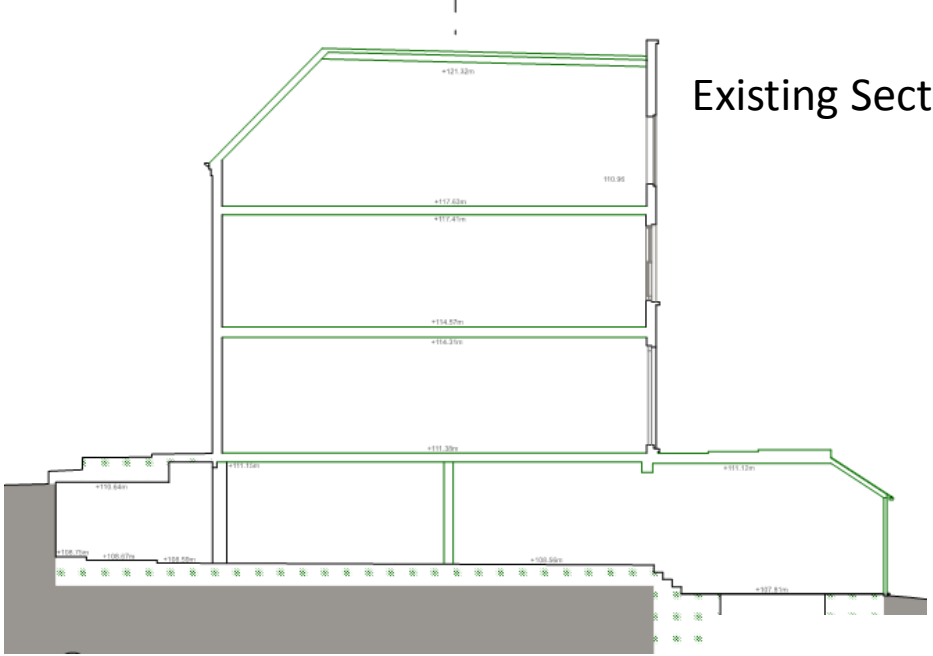
Existing Rear Elevation

- New dormer with windows to match existing
- New side dormers with glazing to upper side
- Traditional timber box sash windows with central post
- Traditional timber box sash windows
- Reclaimed red brick wall to match existing. Bricks to be salvaged if undamaged.
- New french door and glazing to match Lakeview and abutting properties to the north
- New black galvanised railings to be reinstated
- New traditional hardwood timber French doors
- Cedar trellis / privacy screen to sides of terrace
- New black galvanised railings to rear terrace extensions.
- Front elevation to be retained and brick work to be repaired and repointed where necessary
- Existing LGF windows to be replaced with traditional timber sash windows
- New fine line windows to rear extension

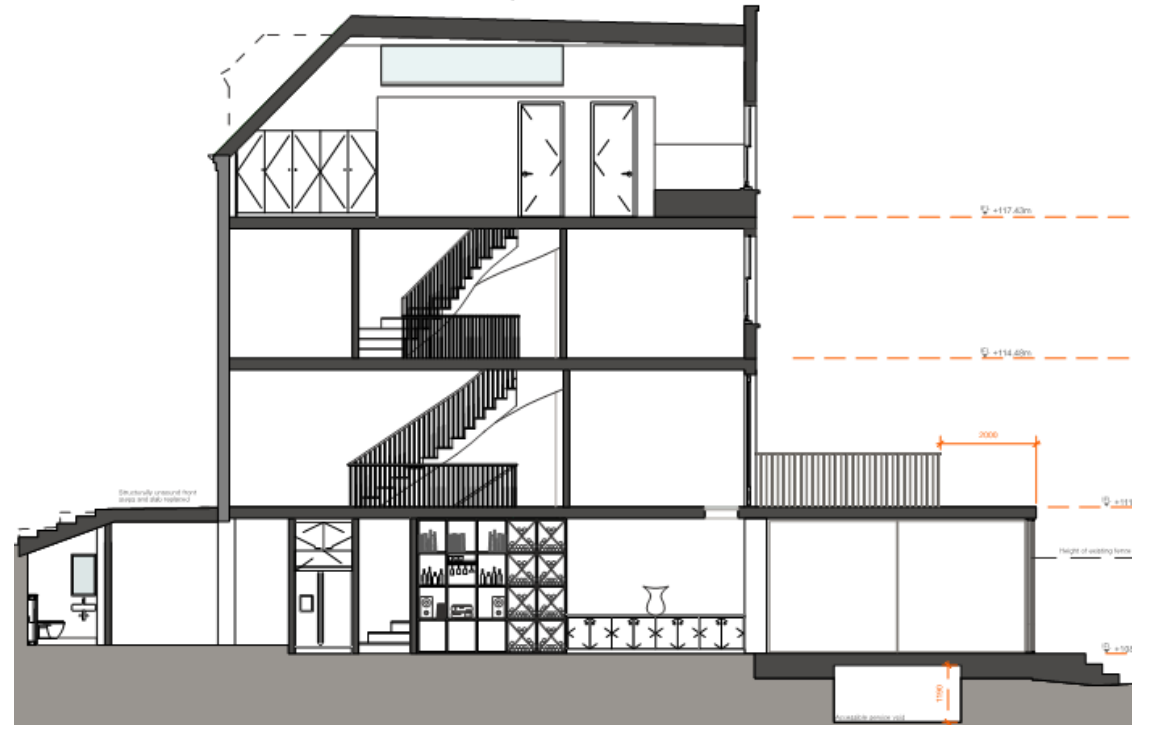


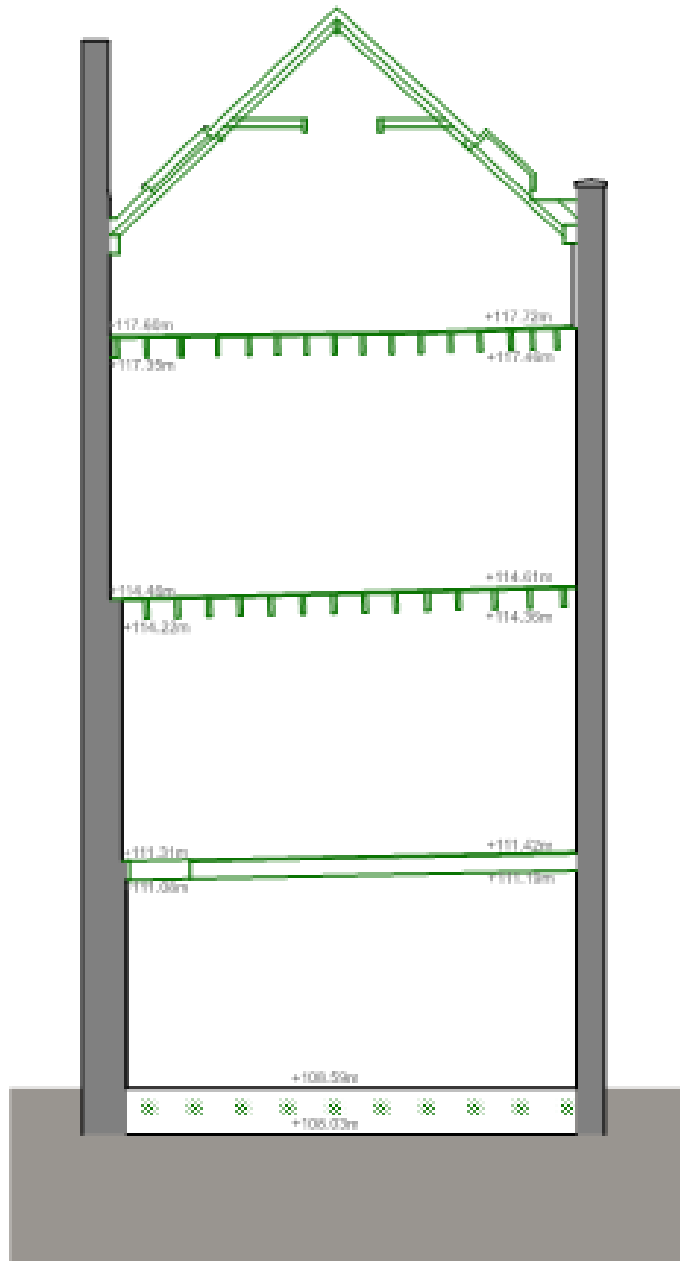
Proposed Rear Elevation

Existing Section AA

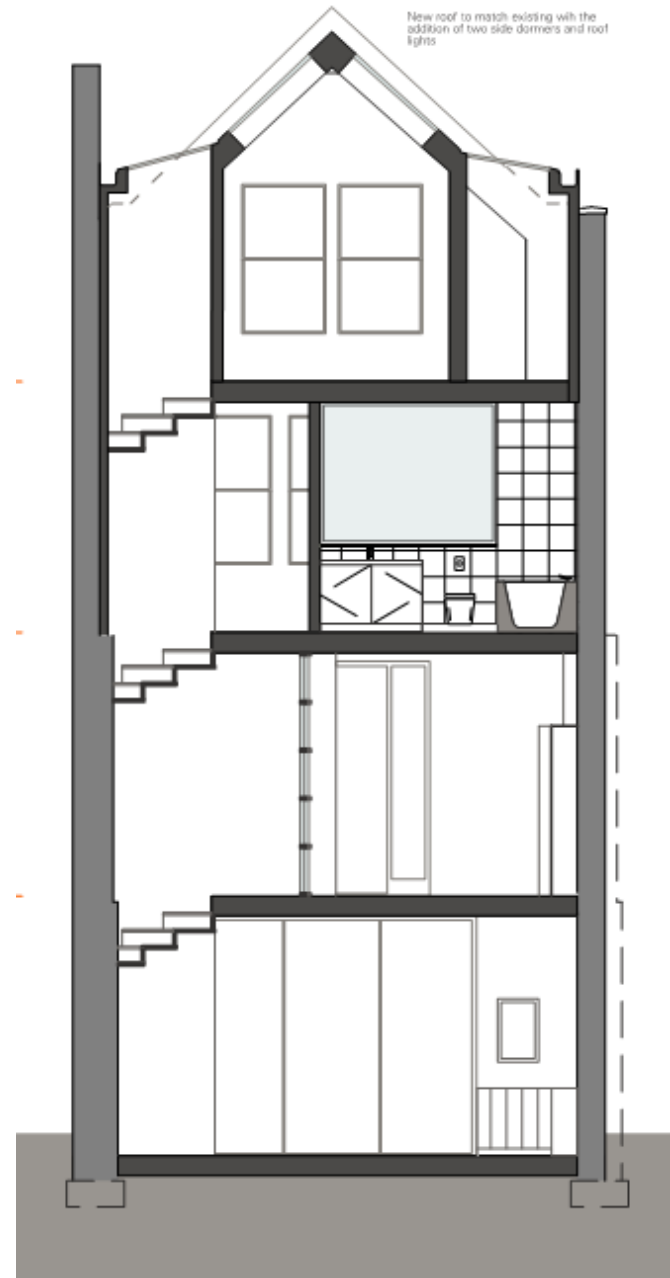


Proposed Section AA





Existing Section BB



Proposed Section BB

