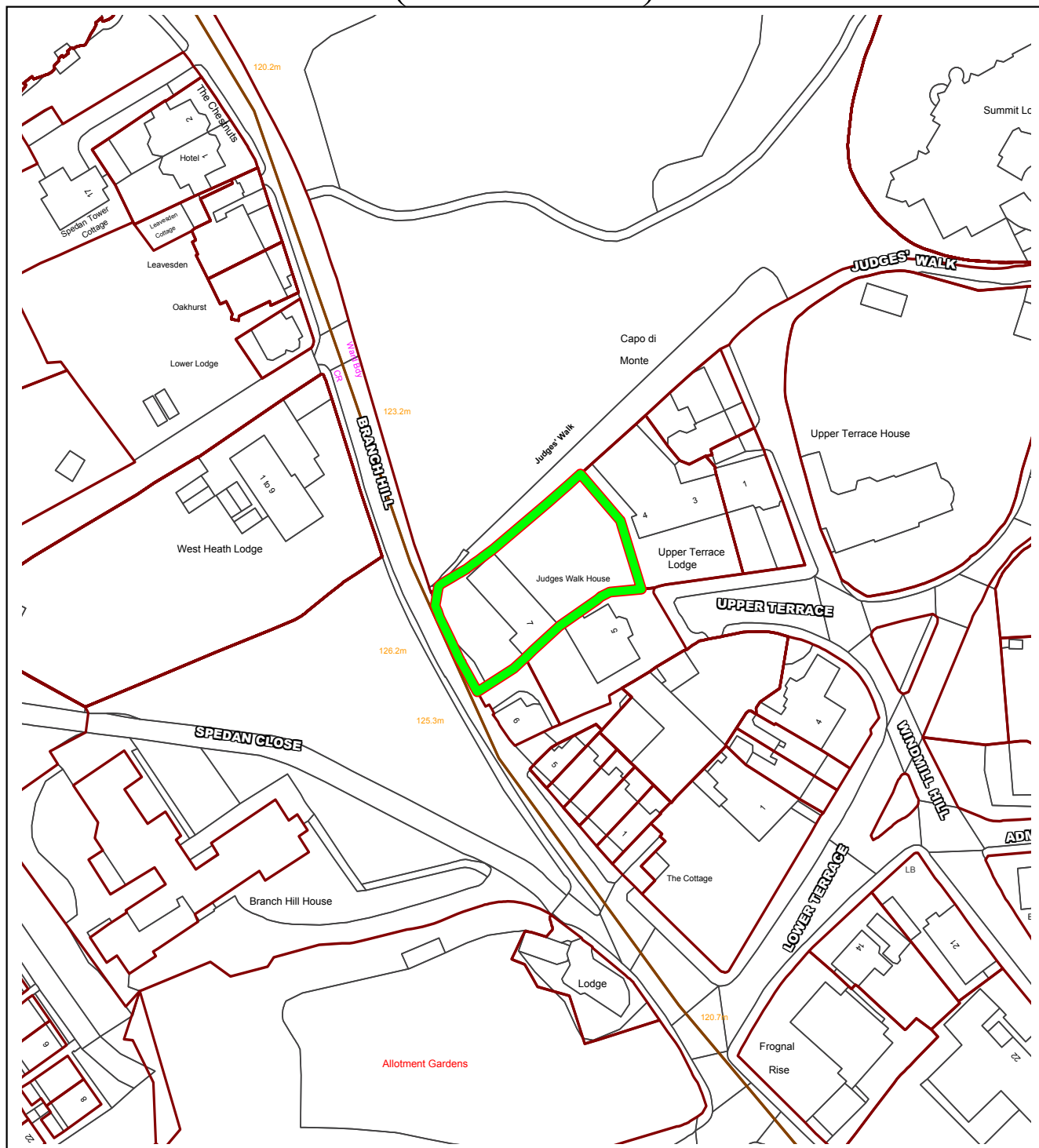


Judges Walk House, 7 Branch Hill, NW3 7LT (2018/2655/P)



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1. Aerial view of the site pre-demolition



2. Boundary wall of site with pre-existing house (Branch Hill)



3. Pre-existing house

Delegated Report		Analysis sheet		Expiry Date:	03/08/2018
(Members Briefing)		N/A		Consultation Expiry Date:	29/07/2018
Officer			Application Number(s)		
Sofie Fieldsend			2018/2655/P		
Application Address			Drawing Numbers		
Judges Walk House 7 Branch Hill London NW3 7LT			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of conditions 2 (approved plans) & 13 (basement construction details) of planning permission 2013/4187/P dated 17/06/2014 (for erection of 4 storey dwelling (including basement level) following demolition of existing 3 storey dwelling), namely to vary the footprint of the basement and various alterations at ground level.					
Recommendation(s):		Grant Condition Planning Permission subject to a s106 Legal Agreement (Deed of Variation)			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p><u>A site notice was displayed on 28/06/2018 and expired on 22/07/2018.</u> <u>A press notice was advertised on 05/07/2018 and expired on 29/07/2018.</u></p> <p>The occupiers of 4 Lower Terrace objected and their objection is summarised below:</p> <p>Unable to view elevations and design and access statement to make assessment.</p> <p><i>Officer Response:</i> <i>As there are no alterations proposed to upper levels or the external appearance of the proposed dwelling in this application elevations are not required. Section drawings of the basement have been provided. A cover letter in this instance is considered sufficient in place of a revised D&A.</i></p>					
Hampstead CAAC:	<p>Hampstead CAAC objected:</p> <p>The proposed basement area reduction is welcome, but apparently at the cost of some loss. HCAAC would object to the car lift proposal especially in this location; such was apparently approved previously albeit not shown on street level plan. It appears to be a slight reduction from the previously proposed car spaces, but the proposal to have 2 vertically arranged spaces instead of 2 at street level seems strange- perhaps 3 spaces are proposed, 2 at street level and that at basement. The car lift appears unfeasibly tight for an average vehicle to judge from the section.</p> <p>The area is at worst a PTAL 3-4 location and the growth of general and upmarket cab and car hire availability as well as the closeness to Hampstead tube station with adequate bus service also shows against this proposal.</p> <p>The proposal seems to require the upper car to move if the lower has to rise, creating some disturbance to the access road as well as necessitating exposure of the lift rams and upper platform with the temptation to leave it in the ‘upper’ position, potential for breakdown ditto. This is a highly sensitive location which should be clear of such mechanical manifestation and operations and would be greatly harmed by any such provision. HCAAC would consider it preferable to have 2 spaces only at street level. Moreover the proposed new lift location is more exposed, that formerly proposed being screened by trees which are now lost from the current proposal, with one rather ‘token’ tree substituted within the plan area.</p>					

	<i>Officer Response: Please refer to section 8.1 of the report below.</i>
Hampstead Neighbourhood Forum	Hampstead Neighbourhood forum were consulted and raised no objection.

Site Description

The application relates to a three storey dwelling house on the eastern side of Branch Hill (now demolished with construction underway for the original permission ref. 2013/4187/P). The house was largely screened from public view by a 3.6m high boundary wall.

To the north lies West Heath with a path running alongside the north western boundary of the property known as Judges' Walk. To the rear (east) of the application site are residential properties in Upper Terrace. The pre-existing building abutted the gardens of nos. 4, which is grade II listed, and no. 5 which is a modern building and identified as making a positive contribution to the character and appearance of the conservation area. To the south of the application is no. 6 Branch Hill.

The site lies within sub area four of the Hampstead Conservation Area. The original house was not listed but was recognised as making a positive contribution to the character and appearance of the conservation area. The site is also in an archaeological priority area and in two of the borough's hydrogeological constraints areas (slope stability and groundwater flow).

Planning ref. 2013/4187/P was confirmed to be implemented in early June 2017, demolition has taken place but works to the basement have not started.

Relevant History

2016/1517/P - Details required by conditions 12 (structural engineer's appointment) and 13 (ground investigations, ground movement assessment, construction methodology etc.) of planning permission 2013/4187/P granted on 17/06/2014 (for the erection of a 4 storey plus basement dwelling following demolition of the existing house). – **Granted 04/08/2016**

2015/6987/P - Details of green roof as required by condition 8 and landscaping as required by condition 9 of planning permission 2013/4187/P granted on 17/06/2014 for erection of a 3 storey plus basement dwelling following the demolition of the existing house. – **Granted 25/02/2016**

2013/4187/P – Erection of 4 storey dwelling (including basement level) following demolition of existing 3 storey dwelling. – **Granted 17/06/2014**

2013/4193/C - Demolition of existing 3 storey dwelling. – **Granted 17/06/2014**

9400691 Erection of a first floor conservatory to the front elevation of the existing building. **Granted 08/07/1994**

9005076 Approval of details of facing materials landscaping building foundations and pavement areas. **Granted 31/05/1990**

8905251 The erection of a single family dwelling house with double garage and means of access to the highway. **Granted 27/09/1989**

Relevant policies

National and Regional Policy

National Planning Policy Framework 2018

London Plan 2016

London (Draft) Plan 2017

Camden Local Plan 2016

- G1 Delivery and location of growth
- A1 Managing the impact of development
- A3 Protection, enhancement and management of biodiversity
- A4 Noise and vibration
- A5 Basements and Lightwells
- D1 Design
- D2 Heritage
- H1 Maximising housing supply
- H3 Protecting existing homes
- H6 Housing choice and mix
- H7 Large and small homes
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- T3 Transport Infrastructure
- T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG1 Design (2015 updated 2018)
CPG Housing (Interim)
CPG Amenity
CPG Basements
CPG Biodiversity
CPG3 Sustainability (2015 updated 2018)
CPG6 Amenity (2011 updated 2018)
CPG7 Transport
CPG8 Planning Obligations (2015 updated 2018)

Hampstead Conservation Area Statement (2001)

Hampstead Neighbourhood Plan (2018)

- **Policy DH1: Design**
- **Policy DH2: Conservation Areas and Listed Buildings**

Camden Geological, Hydrogeological and Hydrological Study

Assessment

1. Proposal

1.1 The full impact of the scheme has already been assessed by virtue of the previous approval granted on 17/06/2014 reference 2013/4187/P.

1.2 This application proposes the following amendments to the approved plans (Condition 2):

- Reduction in scale of the basement from 287sqm to 100sqm and relocation of the basement closer to the footpath of Branch Hill to the south west
- Relocation of bike storage and bin storage from the basement level, to the ground floor terrace.
- Reduction of number of cycle parking spaces from 5 to 2 spaces
- An enlarged gymnasium and changing facilities at ground floor level;
- Replacement of the lightwell/void adjacent the games room, with a staircase to access the basement plant; and
- Removal of staircases to former basement area and replacement with storage / circulation space.

1.3 The application also proposes to vary condition 13 (basement construction details) to reflect the new smaller scale basement and its associated revised BIA.

Original condition:

"The development (including both excavation and construction) hereby approved shall not commence until further details relating to the basement construction (including further investigations, ground movement analysis, construction methodology and detailed design, mitigation measures, monitoring methods, etc), as itemised in CGL's report dated 05/12/2013 titled "7 Branch Hill, Independent Review of Basement Impact Assessment", have been submitted to and approved by the Council. The development shall thereafter be constructed and monitored in accordance with such approved details and with the Basement Impact Assessment by Sinclair Johnston dated April 2013."

Proposed replacement condition:

'For the purposes of this decision, condition no.13 planning permission shall be replaced with the following condition:

REPLACEMENT CONDITION 13

The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment (ref 7922/BIA/TM/Rev A dated April 2018) and its supporting documents hereby approved, including but not limited to recommendations in respect of temporary support, groundwater monitoring, and foundations. The development shall thereafter be constructed and monitored in accordance with such approved details and with the Basement Impact Assessment by Sinclair Johnston dated April 2018.

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'.

1.4 The main issues for consideration therefore are:

- Basement

- Conservation and Design
- Provision and quality of additional residential accommodation
- Neighbour Amenity
- Transport
- Trees

2. Assessment

2.1 Basement

2.2 In the original application the officer stated that basement under the new building which would have no visual impact on the conservation area and therefore no design objection is raised in principle. The original permission included a full basement level that extended across the majority of the footprint of the proposed house, and comprised leisure and supporting areas, such as a cinema room, laundry, plant areas and garage.

2.3 The proposal would relocate the basement to the south west. It would still be contained within the footprint of the new dwelling and it would result in a reduction of the overall footprint of the basement from 287sqm to 100sqm. A decrease of 187sqm. The proposed revised single storey basement will contain plant areas and a car lift.

2.4 In accordance with the requirements of policy A5, the applicants have submitted Basement Impact Assessment reports which review the impacts of the proposed basement structure and construction methods in terms of its impact upon drainage, flooding, groundwater conditions and structural stability. The BIA has been prepared by Sinclair Johnston dated April 2018. However, no formal audit from Campbell Reith was undertaken as Campbell Reith have confirmed that they consider the impacts will be no worse than those accepted in 2013 and they have also provided the following comments set out below.

2.5 The basement is substantially reduced compared to the original application. The initial BIA from the original application suggested that up to Burland Category 2 damage might occur to surrounding properties, which was acceptable at the time. The new BIA for the reduced basement predicts negligible (Category 0) damage. It is noted that there is only one property in close proximity, and that is at one corner where ground movement and damage will be least. In terms of impacts to stability and groundwater, it is likely that the reduction in the basement will lessen any impacts from those predicted in the BIA for the 2013 application. It appears that the groundwater is several metres below the basement and so the impact will not be adversely altered by the reduction in basement area.

2.6 The revised basement is not considered to worsen the impacts on stability and the water environment compared to those predicted for the original scheme. It is also accepted that, with good control of workmanship, it should be possible to limit damage to neighbouring properties to not worse than Category 1. The revised basement is considered to comply with the requirements of policy A5 / CPG Basements.

3. Conservation and Design

3.1 Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

3.2 The impact of the proposal on the character and appearance of the site has already been

assessed under the original scheme. No external alterations are proposed to the elevations. No objection is raised to the internal alterations proposed.

4. Provision and quality of additional residential accommodation

4.1 Even with the reduction in basement size the new dwelling would exceed the minimum floor space standards set out in the London Plan, which outlines that a minimum of 134sqm is required for 5Bed unit unit. No changes are proposed to the habitable rooms therefore it is still considered that the development would still provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance and the London Plan.

5. Neighbour Amenity

5.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, daylight / sunlight, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

5.2 The full impact on the scheme on neighbouring properties was assessed in the original application. The reduction in scale and relocation of the basement is not considered to cause additional harm to neighbouring amenity. The development is thus considered to be in accordance with planning policies A1 and A4 of the Camden Local Plan

6. Transport issues

6.1 The siting and scale of the car lift remains unchanged from the original scheme, the principle of this lift has already been granted. No alterations are proposed to its screening. The ground floor footprint and siting remains unchanged. The full extent of the car parking has already been considered by the assessment of the original application. As with the original application the tree lost would be replaced and this will secured by condition. In addition the new dwelling would be made car-capped, whereby occupiers would not be entitled to parking permits in line with Policy T2 of the Camden Local Plan. This would be secured by a section 106 Legal Agreement.

6.2 The proposal would be likely to cause damage to the highway, but this would be no greater than the approved scheme. A highways contribution has already been received for that scheme, and not used yet, there will be no further requirement for a highways contribution. As with the original scheme the CMP will be secured via a S106.

6.3 Although the proposal involves the reduction of cycle parking spaces from 5 to 2, transport officers have confirmed that it would still accord with Policy T1. Transport officers have also raised no objection to the relocation of the cycle store to the ground floor. A condition will require the storage facility to be implemented before occupation of the new dwelling.

6.4 CPG Basements states that if the basement construction is immediately adjacent to the public highway or in close proximity to the edge of the public highway, then an Approval in Principle (AIP) is required from highways. As the basement is moving closer to the pavement, an AIP would be secured by a S106 legal agreement. This would also include a fee of £1,800.

7. Impact on trees/ecology

7.1 The impact was already accessed under the original application and the alterations to the basement are not considered to impact further on the trees on site.

7.2 A living roof is to be incorporated into the design of the building. Details were approved under ref. 2015/6987/P.

8. Sustainability

8.1. A post construction review will be secured as part of the Section 106 Agreement as secured in the original application.

9. CIL

9.1. The proposal would be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. An informative would be included on the decision notice.

10. Recommendation

10.1. Grant planning permission subject to a S106 agreement.

11. Planning Obligations

11.1. As the original application was subject to a S106 legal agreement, this application will require a deed of variation with the following heads of terms:

- Car-Free development
- Approval in principle (AIP) of £1,800
- Sustainability Post construction review
- Highways contribution (already received)
- Construction Management Statement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th September 2018, 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'.

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2018/2655/P**

20 September 2018

Dear Sir/Madam

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:

**Judges Walk House
7 Branch Hill
London
NW3 7LT**

Proposal:

Variation of conditions 2 (approved plans) & 13 (basement construction details) of planning permission 2013/4187/P dated 17/06/2014 (for erection of 4 storey dwelling (including basement level) following demolition of existing 3 storey dwelling), namely to vary the footprint of the basement and various alterations at ground level.

Drawing Nos: Superseded:

12021: D_14 Rev A; D_16 Rev A; P_01 Rev B; P_02 Rev B; P_14 Rev B; P_16 Rev B; P_17 Rev B;

7922: P009; P011; P012 Rev.A, P020 Rev.A; P021

Basement Impact Assessment by Sinclair Johnston dated April 2013

Revised:

D_14 Rev B; D_16 Rev B; P_01 Rev C; P_02 Rev C; P_14 Rev C; P_16 Rev C; P_17 Rev C;

7922: P009 Rev.A; P010; P011 Rev.A; P012 Rev.B, P020 Rev.B; P021 Rev.A and 022 Rev.A

Basement Impact Assessment (ref. 7922/BIA/TM/Rev A) by Sinclair Johnston dated April 2018; Revised structural design and construction statement by Sinclair Johnston dated April 2018; Technical Specification Sheet for Parklift by WOHR

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 planning permission ref 2013/4187/P dated 17/06/2014.

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

- 2 For the purposes of this decision, condition no.2 planning permission 2013/4187/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

D_01 Rev A; D_02 rev A; D_03 rev A; D_04 Rev A; D_05 Rev A; D_07 Rev A; D_08 Rev A; D_11 Rev A; D_12 Rev A; D_13 Rev A; D_14 Rev B; D_16 Rev B; E_02 Rev A; E_03 Rev A; E_04 Rev A; E_05 Rev A; P_00 Rev A; P_01 Rev C; P_02 Rev C; P_03 Rev B; P_04 Rev B; P_05 Rev B; P_06 Rev B; P_07 Rev B; P_08 Rev B; P_09 Rev B; P_11 Rev B; P_12 Rev B; P_13 Rev B; P_14 Rev C; P_16 Rev C; P_17 Rev C; P_18 Rev A; P_19 Rev A; P_20 Rev B; P_21 Rev A; 00933/SK/111 Rev C; 112 Rev B; 113 Rev B; 114 Rev B; 115 Rev B; MDE4638-M-01; 7922_P001; P002; P003; P004; P005; P006; P007; P008; P009 Rev.A; P010; P11 Rev.A; P012 Rev. B; P013A; P014A; P20 Rev.B; P021 Rev.A; 022 Rev.A

Supporting documents: Revised Design and Access Statement dated 15/10/2013; Basement Impact Assessment (ref. 7922/BIA/TM/Rev A) by Sinclair Johnston dated April 2018; Revised structural design and construction statement by Sinclair Johnston dated April 2018; Code for Sustainable Homes Pre-assessment by Ashby Energy dated 05/06/2013; Ecological Assessment by Skilled Ecology Consultancy Ltd dated April 2013; Car Lift Specifications; Green Roof Section; Green Roof Specifications; M & E Works Planning Statement by Chris Evans Consulting dated 29/04/2013; Acoustic Report by Emtec dated 28/03/2013; Tree Survey by LaDellWood dated June 2013; Technical Specification Sheet for Parklift by WOHR

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

- 3 Windows to the rear and south east elevations identified on drawing numbers P_11 Rev B and P_13 Rev B as being obscure glazed shall be installed as such and permanently fixed shut prior to occupation and permanently retained as such thereafter.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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

- 5 The proposed development shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new dwelling.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

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

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 8 The development shall be carried out in full accordance with the details of the green roof approved in connection with 2015/6987/P on 25/02/2016. The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 The development shall be carried out in full accordance with the details of the hard and soft landscaping approved in connection with 2015/6987/P on 25/02/2016. 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 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.

- 10 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 prior to the occupation for the permitted use 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 and D1 of the London Borough of Camden Local Plan 2017.

- 11 A sample panel of the facing brickwork of both the main house and the front boundary wall, 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 12 A suitably qualified chartered engineer as approved 04/08/2016 under ref 2016/1517/P with membership of the appropriate professional body shall 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. Any subsequent change or reappointment to the chartered engineer approved on 04/08/2016 under ref 2016/1517/P 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.

- 13 For the purposes of this decision, condition no.13 planning permission 2013/4187/P shall be replaced with the following condition:

REPLACEMENT CONDITION 13

The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment (ref 7922/BIA/TM/Rev A dated April 2018) and its supporting documents hereby approved, including but not limited to recommendations in respect of temporary support, groundwater monitoring, and foundations. The development shall thereafter be constructed and monitored in accordance with such approved details and with the Basement Impact Assessment by Sinclair Johnston dated April 2018.

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.

- 14 The roof of the building hereby approved, shall not be used for amenity purposes or any form of roof terrace. Access to the roof shall be for maintenance purposes only.

Reason: In order to prevent any unreasonable overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts 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 You are advised that the Transport Strategy Team should be consulted regarding the construction of the temporary crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 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 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.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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

DRAFT

DECISION