



Planning, Design and Access Statement

**32 Willoughby Road, London,
NW3 1RU**

February 2023

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WEA Planning Ref: 2021_55

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Chapter 1

Introduction

1. Introduction

- 1.1. This planning statement has been prepared by WEA Planning on behalf of the property owner Mr. Jimeet Patel, to support the householder application submission for the demolition of existing two storey outrigger and replacement with an enlarged outrigger; addition of a three-storey partial extension to the rear elevation; addition of side gate and fence; addition of side windows and rear roof lights; and replacement sash windows at number 32 Willoughby Road. The application primarily adds a second-floor extension to the approved corten steel ground- and first-floor infill rear extension (application ref: 2022/4631/P).
- 1.2. This statement sets out the background to the development (including planning history), the justification for the proposal and its accordance with the development plan. The statement refers to the development plans which comprise:
 - The London Plan 2021
 - Camden Local Plan 2017
 - Hampstead Conservation Area Statement
 - Hampstead Neighbourhood Plan 2018
 - Camden Home Improvement SPG January 2021
- 1.3. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the Framework sets out the Government's policies and how they are expected to be applied.

Site Description

- 1.4. The application site is situated within the London Borough of Camden (herein referred to as LBC) at 32 Willoughby Road, London, NW3 1RU.
- 1.5. The existing property is a three-storey semi-detached single-family dwelling with an original two-storey flat-roofed outrigger and a single storey rear extension at the back of the outrigger used for storage.
- 1.6. The current layout is compromised with an inefficient use of space and needs to be updated for modern living and the functioning of a growing family. The two-

storey outrigger contains most of the essential living accommodation including the long narrow long kitchen, with a study and bathroom above.

- 1.7. The property is located on the eastern side of Willoughby Road, close to the junctions with Carlingford Road to the south and Rudall Crescent to the west. The property is located within the Hampstead Conservation area, however, it is not a statutory listed building.
- 1.8. The house is listed as a building making a positive contribution to the character of the conservation area.
- 1.9. The property is a late 19th century semi-detached property with a two-storey front bay window and red-brick front elevation. The rear of the property is finished with London brick stock. The dwelling is a three-bedroom property with a small rear garden accessed from the side passage along the rear outrigger.

Heritage

- 1.10. The property is located within the Hampstead Conservation Area, to the east of the centre of Hampstead. The part of Hampstead where the application is located was developed in the 1880s and 1890s when streets of modest middleclass terraced houses filled in all the undeveloped land between South End Green and Hampstead as detailed in the Hampstead Conservation Area Statement. In 1875 Carlisle House, which stood back from the High Street where Willoughby Road now runs, was sold off for building. Over the next 15 or 20 years its extensive grounds were developed into Willoughby Road, Rudall Crescent, Denning Road, Carlingford Road, Kemplay Road and Worsley Road (now Pilgrims Lane), lined with three and four storey terraced houses typical of late 19th century developments.
- 1.11. The Willoughby Road sub-area of the Conservation area is characterized by streets forming one of the densest and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period.
- 1.12. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-

basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole. A few smaller, modern houses have been built on gap sites or back gardens. These generally have fewer floors, lower ceilings, and smaller windows than the older houses and in some cases the disparity in scale is uncomfortable.

- 1.13. Glimpses of the proposed upper-level works and roof alterations will be seen from Carlingford Road. The properties along Carlingford Road are predominantly Victorian-era townhouses that have been substantially altered at roof level including some poorly designed mansards. No. 30 Willoughby Road exhibits a prominent metal terrace at first floor level to the side facing Carlingford Road. There is also a modern flat roof double garage adjacent to No. 34 Carlingford Road. Nos. 36 and 38 Willoughby Road both have second-floor outrigger extensions which meet the rear elevation at roof level, above the eaves. The three-storey outrigger of No. 38 is visually prominent when viewed from Willoughby Road.

The proposal

- 1.14. The applicant seeks Householder planning permission from LBC for the construction of a single-storey side infill extension, a three-storey rear extension, and enlargement of the existing two-storey outrigger at 32 Willoughby Road.

- 1.15. The proposal seeks householder planning permission for:

“the demolition of existing two storey outrigger and replacement with an enlarged outrigger; addition of a three-storey partial extension to the rear elevation; addition of side gate and fence; addition of side windows and rear roof lights; and replacement sash windows”

- 1.16. The purpose of the proposed development is to renovate the dwelling and provide additional living space to accommodate the needs of the applicant’s family. The development allows the enlargement of the living-dining rooms at ground floor level and the other living spaces on the first floor including improved bathroom and bedroom spaces.

- 1.17. The proposed alterations to the rear outrigger, ground- and first-floor extensions, removal of first floor window to rear elevation, and addition of side windows are

approved as part of the approved plans for decision 2022/4631/P. The principle of the increase in width of the outrigger was considered acceptable, as was the principle of the two-storey rear infill extension clad in corten steel. This application primarily adds a pod/jewellery box addition above the first-floor extension continuing the approved material cladding theme. This second-floor addition would terminate below the eaves of the main roof, which would retain its existing form. The window within this addition would be partially obscure-glazed, to avoid impacts on the privacy of the neighbouring number 30 Willoughby Road. Beyond the previous approval, this application also adds a sedum room to the outrigger and extension, and replacement double glazed sliding sash windows throughout. It also proposes a side gate and fence instead of a covered cycle store.

- 1.18. The main considerations for this proposal are the impact of the proposal on the character and appearance of the property and its surrounding area and the impact of the proposal on neighbouring amenity.
- 1.19. The application submission addresses these issues and will demonstrate the development is acceptable and makes a positive contribution to this part of the borough.

Relevant Planning History

- a) App Ref 2022/2877/P: Demolition of existing two storey outrigger and replacement with part one, part two storey rear extension; provision of cycle store, two side windows and rear roof light. Approved.
- b) App Ref 2022/4631/P: Demolition of existing two storey outrigger and replacement with two storey part rear and part infill extension; provision of cycle store, two side windows and rear roof light. Approved.

Similar Planning Applications

- 1.20. There are several properties located along this terrace and the surrounding streets that have planning approval for similar extensions, as well as various alterations at roof level. Relevant examples are listed below:
 - a) App Ref 2014/4264/P: Demolition of side extension and rear conservatory and replacement 3 storey side and 1 storey rear extension; excavation

beneath rear garden; new dormer and associated alterations to 2nd floor level pitched roof; and landscaping to dwelling house at 22 Thurlow Road. Approved.

- b) App Ref *2017/6504/P*: Details of external materials as required by condition 2b of planning permission dated 10/06/2016 (ref 2016/1086/P) for Erection of part single storey part two storey rear extension, following demolition of existing, including replacement entrance canopy, alterations to internal floors and landscaping of rear garden at 21 Willoughby Road. Approved.
- c) App Ref *2004/0492/P*: Installation of front and rear dormer windows to provide additional living accommodation to existing maisonette and creation of a roof terrace at rear 3rd floor level at 6 Denning Road. Approved.

Chapter 2

Planning Justification

2. Planning Justification

Policy Considerations

- 2.1. The decision to grant planning permission must have regard for the policies and proposals set out in the NPPF and development plan.

National Planning Policy Framework (NPPF)

- 2.2. In so far as the National Planning Policy Framework (NPPF) is concerned, the proposals respond to the following guidelines:

- Local authorities should ensure that developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*” (para 127)

The London Plan 2021

- 2.3. Policy D3 – Optimising site capacity through the design-led approach

Paragraph D of Policy D3 states “*development proposals should:*

1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*

7) *deliver appropriate outlook, privacy and amenity*

11) *respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*

12) *be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well”*

Camden Local Plan 2017

- 2.4. Policy A1 is entitled 'Managing the impact of development' and sets the Council's objective to protect the quality of life of occupiers and neighbours. In order to assess the impact of development, the Council will take into account visual privacy, outlook, noise and vibration levels, and odour, fumes and dust.
- 2.5. Policy D1 (Design) states: "*The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; e. comprises details and materials that are of high quality and complement the local character*"; for housing, provides a high standard of accommodation."
- 2.6. Policy D2 (Heritage) states: "*In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*"
- 2.7. Policy CC1 related to climate change mitigation and seeks to ensure that all development minimises the effects of climate change and meet the highest feasible environmental standards that are financially viable. Similarly, Policy CC2 requires development to adopt appropriate climate change adaptation measures including bio-diverse green roofs and energy efficiency measures.

Hampstead Neighbourhood Plan 2018

- 2.8. Policy DH1 of the Neighbourhood Plan is entitled 'Design' and requires all development to be of a high quality of design to complement and enhance the character and identity of Hampstead.

- 2.9. Development should respond “*positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings*”. Development proposals should also protect the amenity and privacy of neighbouring residents.
- 2.10. With regards to development proposals affecting conservation areas, Policy DH2 states: “*Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.*”

Home Improvements SPG January 2021

- 2.11. The Home Improvements CPG was adopted in January 2021 superseding the former Camden CPG Altering and Extending your Home. The Home Improvements CPG forms part of Camden’s Local Development Framework.
- 2.12. To determine whether a rear extension would be acceptable, the CPG lists criteria that will be considered:
- *“Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
 - *Be built from materials that are sympathetic to the existing building wherever possible;*
 - *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
 - *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
 - *Be carefully scaled in terms of its height, width and depth;*
 - *Allow for the retention of a reasonably sized garden;”*
- 2.13. At page 40, the CPG also makes the following recommendations:
- *Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;*
 - *Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;*
 - *Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy;”*

Justification for the Proposal

2.14. The main considerations for this proposal application are:

- Design and appearance of the development
- Amenity impacts to neighbouring properties

Design

2.15. It should be noted that a small single storey side extension for use as a covered bike store was approved in applications 2022/2877/P and 2022/4631/P. This has now been removed from the proposed design and this area would include a 2-metre-high gate by the front elevation and the addition of a fence to the same height on top of the existing garden wall along the boundary.

2.16. The more substantial aspects of the proposal include the redesign of the roof of the two-storey rear outrigger. The construction of this aspect was approved as part of applications 2022/2877/P and 2022/4631/P.

2.17. The ground and first floor extension are also approved via the extant permissions. The exception to this is the addition of a green sedum roof to the flat roof of the outrigger and the upward addition to the rear extension at second floor level.

2.18. Replacement timber framed sliding sash windows are proposed throughout, including on the front elevation. These will be the same in appearance as the existing sash windows, but will be double-glazed.

Rear extension

2.19. The proposed revisions to the approved design focus around the increased height of the corten steel clad pod above the ground floor rear extension to the main part of the property, to extend it upwards to second-floor level. The addition of the corten steel pod above continues the design theme above the first floor, replacing the existing rear elevation second floor window.

2.20. The use of corten steel creates a contemporary high-quality design that will enhance the appearance and character of the property. The use of the weathered steel will provide a balance to the more traditional London stock brick and act to

provide an important transition between the extended elements and the main property. It should be noted that the cladding was approved for use on the property at first floor level in application 2022/4631/P, and the use of metal cladding for side and rear extension has previously been considered acceptable at other properties in Hampstead.

2.21. There are examples of three-storey extensions in the area, including the incorporation of a similar high-quality cladding, with the same design intention of creating a distinction between the materials of the original main building and the extension.

2.22. 22 Thurlow Road is a detached dwelling to the south of Hampstead, and application 2014/4264/P proposed the demolition of the existing conservatory and construction of a 3-storey side and rear extension together with basement excavation. Most notably, the side extension was proposed to be finished with “weather brass” cladding. It is two storeys in height and visible from the street. The extension terminates just below eaves level of the original building, so that the original roof form is maintained. (See decision notice at **Appendix 1**).



Figure 1 – No. 22 Thurlow Road

2.23. Numbers 36 and 38 Willoughby Road both have outriggers which have been extended to second-floor level, including a rear dormer and roof terrace at third-floor level on number 38. These outrigger extensions meet the roof above eaves level. The original form of the roofs has therefore largely been lost, and this is visible from the rear of many properties that form the terraces along Denning Road and Carlingford Road. The outrigger of number 38 Willoughby Road is

clearly visible from public view on Willoughby Road, leaving a large expanse of imposing wall, with no attempt to distinguish the newer elements of the building from the original form.



Figure 2 - Nos. 36 and 38 Willoughby Road

2.24. It is also noted that numbers 4, 6, 8, and 10 Denning Road have various alterations which impact the original form of the buildings. These have three-storey outrigger extensions, dormers in the main roof, and roof terraces. Number 4 has front and rear dormers that sit across nearly the entire width of the roof, meaning that the original form and character of the roof and the rear of this property is essentially entirely lost, with little to no resemblance of the property as built.



Figure 3 - Nos. 4 and 6 Denning Road

- 2.25. In comparison, the proposals for 32 Willoughby Road are far more respectful to the host building as well as to the appearance of the conservation area. The rear extension is much less visually prominent, being only slightly visible from Carlingford Road and largely shielded by the trees and hedges to the south of the site. The second-floor extension sits entirely below the eaves of the rear elevation, ensuring that the form of the main roof remains original, and the extension appears subordinate to the main building.
- 2.26. The subordination of the extension to the original building is also achieved by using the high quality corten steel cladding, which is an established method to make a clear contemporary distinction between the new-build and the original London stock brickwork, while maintaining a close colour association and natural appearance. This has been approved and implemented in various locations in the borough and across London. The cladding was approved for use at first-floor level (2022/4631/P), and the extension of its use to second floor level would not be inappropriate.
- 2.27. The use of contemporary metal cladding is acceptable within the Hampstead Conservation Area, including at second-floor level, and provides a sympathetic contrast to the London stock brick, fitting well with heritage assets. The proposed extension would not interfere with the existing eaves and indeed terminates below it. The proposed rear addition certainly respects the integrity of the property.
- 2.28. The proposed addition to extend the use of corten steel cladding across three-storey rears rather than two as an infill extension should therefore be considered acceptable.
- 2.29. Overall, the proposed extensions to the rear of the building would respect the prevailing form of development within this section of Willoughby Road and would enhance the appearance of the property. The proposed development would also preserve the character and appearance of the Hampstead Conservation Area.
- 2.30. The proposed development is compliant with the objectives of Policies D1 and D2 of the Local Plan and policies contained in the Hampstead Neighbourhood Plan and should therefore be considered acceptable.

2.31. The proposed second floor addition combined with the existing approved extensions is in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.

Amenity Impacts to neighbouring properties

2.32. The potential impact of the proposed extensions in terms of privacy and overlooking was considered at the design stage. Due to the size and scale of the proposed extensions, the development would not result in harmful overshadowing, over-dominance or loss of outlook for the neighbouring properties. It is considered that the proposed development has no different impacts to the already approved design in this respect.

2.33. The proposed development would have no impact on the amenity of the adjacent property number 30 Willoughby Road. The wrap around window on the second-floor will be obscure glazed to the side elevation facing number 30. Considering the position of the rear elevation of number 34 that projects further than the rear elevation of the site, it is considered the proposed extension would not harm the amenity of number 34.

2.34. Overall, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policy A1 of the Local Plan and should be approved on this basis.

Sustainability

2.35. The roof design incorporates a green roof on both the outrigger flat roof as well as the flat roof of the rear extension, covering a total area of 35m². The Camden Local Plan recognises that green roofs can help to mitigate some of the risks of climate change, including flooding and overheating. Green roofs can absorb rainwater which has the effect of delaying run-off into the drainage system, thereby reducing the risk of the system becoming overwhelmed and causing flash flooding from excess surface water. Green roofs also help in terms of energy efficiency by acting as an additional layer of insulation on the roof and lowering heat loss or heat gain. As noted in the Camden Local Plan (paragraph 8.38), green roofs play a vital role in slowing the speed at which rainwater enters the

drainage network, whilst also providing valuable habitats which promote biodiversity, cooling the local microclimate and can also provide visual amenity.

- 2.36. The new elements of the building including the replacement outrigger and rear extension will be insulated to standards which exceed the current Building Regulations requirements. As part of the renovation work the existing solid brick external walls to the house will be lined internally with insulation. The suspended ground floors as well as the roof will also be insulated, which will significantly improve the thermal efficiency of the building. Additionally, it is intended that a continuous airtight membrane will be installed to external walls, ground floors and roofs throughout.
- 2.37. The new and replacement windows will use double glazing, representing an improvement in thermal efficiency compared to the existing windows which are single glazed and draughty. Ventilation is to be provided using Mechanical Ventilation with Heat Recovery (MVHR), which provides fresh air into the building whilst retaining most of the energy that has already been used in heating the building, improving energy efficiency. The roof window over the main stair will also provide natural ventilation via the stack effect and help to keep the house cool in the summer months.
- 2.38. It is intended that all lighting and appliances will be low energy / high efficiency.
- 2.39. The previously approved designs did not incorporate all of these sustainability measures. They are additional measures that ensure the proposed development supports Policies CC1 and CC2 of the Camden Local Plan. The Local Plan recognises the importance of climate change mitigation, noting that “it is crucial that planning policy limits carbon dioxide emissions from new development wherever possible and supports sensitive energy efficiency improvements to existing buildings” (Paragraph 8.3). The proposed sustainability measures are substantial, and the strategy treats the building holistically, including the original parts and the extension, to bring it up to a high standard of energy efficiency. The works represent an exemplar of the key measures for retrofitting an historic building to improve its sustainability credentials whilst preserving its heritage significance, and that of the surrounding conservation area.
- 2.40. Even if the Local Planning Authority were to consider the proposed development to have an impact on the appearance of the conservation area, this impact would

be less than substantial given the positioning of the extension. The wider climate change mitigation benefits of the sustainability measures would outweigh any less than substantial harm to the conservation area, aligning with the requirements of Local Plan Policy D2.

Chapter 3

Conclusion

3. Conclusion

3.1. This application seeks householder planning permission to extend the dwelling at 32 Willoughby Road, Hampstead, NW3 1RU, involving the demolition of the existing two storey outrigger and replacement with an enlarged outrigger; addition of a three-storey partial extension to the rear elevation; addition of side gate and fence; addition of side windows and rear roof lights; and replacement sash windows.

3.2. In conclusion:

a. The proposed alterations to the rear outrigger and the proposed extension to the rear of the building would be sympathetic to the character and appearance of the host property as well as respecting the traditional features of the Hampstead Conservation Area.

b. Though the contemporary second-floor pod addition and the addition of green measures was not assessed at pre-application or as part of the previous two approvals, the remainder of the proposed development is as approved.

c. The proposed three-metre-deep pod addition will replicate the use of a high-quality corten steel from first floor level, which makes a clear distinction between the pod extension and the original London stock brickwork. The corten steel is a natural looking material with a contemporary appearance that would appear sympathetic to the host building by virtue of its colour, high quality and weathering properties, and would not be inappropriate at second floor level. The material and design approach has a similar visual response as 22 Thurlow Road, which has a metal clad three-storey extension.

d. The proposed development would provide a substantial improvement in terms of sustainability, by incorporating various measures which will reduce the energy requirement of the building and support LBC's climate change mitigation objectives.

e. The proposed amendment to the approved design would be located entirely to the rear of the site and would not be visible from Willoughby Road. The development would protect the appearance and character of the Hampstead Conservation Area.

f. The proposed addition would not harm the amenity of the neighbouring residents.

3.3. The development is compliant with the NPPF, the London Plan 2021 and Development Plan Policies contained within the Local Plan 2017 and householder planning permission should therefore be granted.

Appendix 1

Mr Barnaby Gunning
Barnaby Gunning Architects
63 Loudoun Road
London
NW8 0DQ

Application Ref: **2014/4264/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

14 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
22 Thurlow Road
London
NW3 5PP

Proposal:

Demolition of side extension and rear conservatory and replacement 3 storey side and 1 storey rear extension; excavation beneath rear garden; new dormer and associated alterations to 2nd floor level pitched roof; and landscaping to dwelling house.

Drawing Nos: 266_G_001 Rev A, 266_G_010 Rev A, 266_G_011 Rev A, 266_G_012 Rev A, 266_G_013 Rev A, 266_G_014 Rev A, 266_G_015 Rev A, 266_G_016 Rev A, 266_G_017 Rev A, 266_G_018 Rev A, 266_G_020 Rev A, 266_G_022 Rev A, 266_G_110 Rev B, 266_G_111 Rev B, 266_G_112 Rev B, 266_G_113 Rev B, 266_G_114 Rev B, 266_G_115 Rev B, 266_G_116 Rev B, 266_G_117 Rev B, 266_G_118 Rev B, 266_G_120 Rev B, 266_G_122 Rev B, 266_G_024 Rev B, 266_G_025 Rev A, Basement Impact Assessment, prepared by ARUP, dated 10 July 2014, Assessment of documentation submitted to support planning application 2014/4264/P, prepared by Geotechnical Consulting Group LLP (GCG), dated October 2014, Design and Access Statement dates June 2014 (amended March 2015).

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



Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

- 2 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 [266_G_001 Rev A, 266_G_010 Rev A, 266_G_011 Rev A, 266_G_012 Rev A, 266_G_013 Rev A, 266_G_014 Rev A, 266_G_015 Rev A, 266_G_016 Rev A, 266_G_017 Rev A, 266_G_018 Rev A, 266_G_020 Rev A, 266_G_022 Rev A, 266_G_110 Rev B, 266_G_111 Rev B, 266_G_112 Rev B, 266_G_113 Rev B, 266_G_114 Rev B, 266_G_115 Rev B, 266_G_116 Rev B, 266_G_117 Rev B, 266_G_118 Rev B, 266_G_120 Rev B, 266_G_122 Rev B, 266_G_024 Rev B, 266_G_025 Rev A, Basement Impact Assessment, prepared by ARUP, dated 10 July 2014, Assessment of documentation submitted to support planning application 2014/4264/P, prepared by Geotechnical Consulting Group LLP (GCG), dated October 2014]

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

- 4 A sample panel of the facing brasswork demonstrating the proposed colour, patination and texture 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.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise

than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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 to the satisfaction of the Council. This will include the retention of the purple crab tree in the front garden and the Magnolia in the rear garden of number 21 Thurlow Road, which shall be retained and protected from damage. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 The roof of the single storey rear extension located at ground floor level hereby permitted shall not be used at any time as a terrace.

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

- 9 Full details in respect of the green roof in the area indicated on the approved roof

plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

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

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

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment