

Application ref: 2021/4884/P
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Date: 19 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Planning Sense Ltd
19 St Johns Court
Beaumont Avenue
St Albans
AL1 4TS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**59 And A Half
Netherhall Gardens
London
NW3 5RE**

Proposal:

Demolition of existing dwelling and construction of replacement dwelling with associated landscaping

Drawing Nos: R013-A5, R015-A5, R-101-A5, R-111-A5, R-121-A5, R-212-A5, R-223-A5, R-233-A5, R-311-A5, R-321-A5, RC-101-A5, RC-111-A5, RC-121-A5, RC-212-A5, RC-223-A5, RC-233-A5, RC-311-A5, RC-321-A5, A-010-A11, A-013-A11, A-101-A11, A-111-A11, A-121-A11, A-211-A11, A-212-A11, A-222-A11, A-222-A11, A-231-A11, A-231-A11, A-242-A11, A-311-A11,

Design & Access Statement Rev: September 2022, Basement Impact Assessment ref no. 20071-SLL-00-XX-BIA-S-002 dated 27 April 2021, Site Investigation Report by Soil Consultants ref no. 10578-0T 11 Feb 2021, Structural report for planning by structures Lab Ltd ref no. 20071-SLL-00-XX-RE-S-001 26 May 2021, Construction management plan by the Quoin Consultancy erf Q5259 June 2021, Arboriculture Impact Report ref no. 210630 rev 2 10 Feb 2021, Surface water management ref: CCE-ZC251-PL-RP-01 May 2021, Site photographs, Basement Impact Assessment by Structures Lab Ltd ref: 20071-sll-00-xx-bia-s-002 dated 30 Nov 2022, Basement Impact Assessment Addendum by Soil Consultants ref. SCL 10578-JRCB Issue 2 dated 14 Dec 2022, Law Society Property Information form 3rd edition, Basement Impact Assessment Audit Revision: F1 December 2022, Overheating Analysis ref: 5908 22/07/2021, Sustainability statement ref: 6280 23/07/2021, RFO vs NC Comparison Chalcot House

ref: 5908 23/07/2021, Energy Assessment ref: 5908 22/07/2021, Environmental Noise Survey Report 22/06/2021, Condition & Feasibility Report: 20071-SLL-00-XX-RE-S-003 25/03/2022, Planning and heritage statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: R013-A5, R015-A5, R-101-A5, R-111-A5, R-121-A5, R-212-A5, R-223-A5, R-233-A5, R-311-A5, R-321-A5, RC-101-A5, RC-111-A5, RC-121-A5, RC-212-A5, RC-223-A5, RC-233-A5, RC-311-A5, RC-321-A5, A-010-A11, A-013-A11, A-101-A11, A-111-A11, A-121-A11, A-211-A11, A-212-A11, A-222-A11, A-222-A11, A-231-A11, A-231-A11, A-242-A11, A-311-A11, Design & Access Statement Rev: September 2022, Basement Impact Assessment ref no. 20071-SLL-00-XX-BIA-S-002 dated 27 April 2021, Site Investigation Report by Soil Consultants ref no. 10578-0T 11 Feb 2021, Structural report for planning by structures Lab Ltd ref no. 20071-SLL-00-XX-RE-S-001 26 May 2021, Construction management plan by the Quoin Consultancy erf Q5259 June 2021, Arboriculture Impact Report ref no. 210630 rev 2 10 Feb 2021, Surface water management ref: CCE-ZC251-PL-RP-01 May 2021, Site photographs, Basement Impact Assessment by Structures Lab Ltd ref: 20071-sll-00-xx-bia-s-002 dated 30 Nov 2022, Basement Impact Assessment Addendum by Soil Consultants ref. SCL 10578-JRCB Issue 2 dated 14 Dec 2022, Law Society Property Information form 3rd edition, Basement Impact Assessment Audit Revision: F1 December 2022, Overheating Analysis ref: 5908 22/07/2021, Sustainability statement ref: 6280 23/07/2021, RFO vs NC Comparison Chalcot House ref: 5908 23/07/2021, Energy Assessment ref: 5908 22/07/2021, Environmental Noise Survey Report 22/06/2021, Condition & Feasibility Report: 20071-SLL-00-XX-RE-S-003 25/03/2022, Planning and heritage statement.

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to

the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used showing a variation of substrate depth with peaks and troughs
 - iii. full details of planting species and density

The living roofs 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.

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, CC4(major apps only), D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained 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 Before the development commences, details of 1 Electric Vehicle Charging Point (EVCP) to be added to the site, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained 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.

- 7 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The

measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 8 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 9 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] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

- 10 Part A: No development shall commence until further assessment of the risk posed by lead in the soils at the site is undertaken and the findings are submitted to and approved in writing by the local planning authority. The work must be carried out in compliance with LCRM (2020) and by a competent person.

Subsequent parts if/where required following the completion of Part A:

Part B: No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part C: Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 12 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.

- 13 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 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 that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer