

Application ref: 2021/4585/P  
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Date: 17 January 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Willingale Associates  
Willingale Associates  
56 Clerkenwell Road  
London  
EC1M 5PX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:

**111 Canfield Gardens  
London  
NW6 3DY**

Proposal:

Formation of car lift system on paved forecourt to give access to 2 basement car parking spaces. Amended soft garden landscaping to part of frontage, relocated bins and provision of planter, alterations to the existing boundary wall/piers with new mild-steel gates and railings. Works to the ground floor elevation to re-instate the historic elevation of the house.

Drawing Nos: Location Plan - NW6\_111CG\_LP01, Existing Basement & Ground Floor Plans - NW6\_111CG\_EX01B, Existing Front Elevation including lightwells - NW6\_111CG\_EX02, Existing Section AA - NW6\_111CG\_EX03, Proposed Basement & Ground Floor Plans - NW6\_111CG\_PP01E, Proposed Front Elevation & Front Boundary Treatment NW6\_111CG\_P02, Proposed Front Elevation including basement - NW6\_111CG\_PP04A, Proposed Section - NW6\_111CG\_PP03A, Car Lift Construction details C-XXX7 M1 WR 30, Basement Construction Details - Martin Redston Associates - TP1, TP2, TP3, Basement Foundation Plans - Martin Redston Associates - 01, 02, 03, 04, Flood Risk Assessment (WTFR-FRA-2022/05/Q05 Rev D - December 2022), Basement Impact Assessment (Site Analytical Services Ltd - 19/31225-2 January 2020), Design & Access Statement (Willingale Associates - July 2021), Urban Greening Factor Calculator

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 drawings/documents:

Location Plan - NW6\_111CG\_LP01, Existing Basement & Ground Floor Plans - NW6\_111CG\_EX01B, Existing Front Elevation including lightwells - NW6\_111CG\_EX02, Existing Section AA - NW6\_111CG\_EX03, Proposed Basement & Ground Floor Plans - NW6\_111CG\_PP01E, Proposed Front Elevation & Front Boundary Treatment NW6\_111CG\_P02, Proposed Front Elevation including basement - NW6\_111CG\_PP04A, Proposed Section - NW6\_111CG\_PP03A, Car Lift Construction details C-XXX7 M1 WR 30, Basement Construction Details - Martin Redston Associates - TP1, TP2, TP3, Basement Foundation Plans - Martin Redston Associates - 01, 02, 03, 04, Flood Risk Assessment (WTFR-FRA-2022/05/Q05 Rev D - December 2022), Basement Impact Assessment (Site Analytical Services Ltd - 19/31225-2 January 2020), Design & Access Statement (Willingale Associates - July 2021), Urban Greening Factor Calculator

Reason:

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

- 3 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: Basement Impact Assessment (Site Analytical Services Ltd - 19/31225-2 - revised September 2021) and the recommendations set out in Campbell Reith's audit report 13693-23 revision F1 dated November 2022.

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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with

the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. 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 ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2(if in CA) and A5 of the London Borough of Camden Local Plan 2017.

- 6 The lawn with shrubs and planter with screening bush shown on the proposed basement and ground floor plans (Drawing NW6\_111CG\_PP01E) shall be provided prior to the first use of the car lift hereby approved and permanently retained thereafter.

Reason: To ensure a satisfactory appearance, level of biodiversity and drainage potential at the site in accordance with policies A3, D1, D2 and CC3 of the Camden Local Plan 2017.

- 7 Prior to commencement of development, full details of the sustainable drainage system including permeable paving of at least 4.45m<sup>3</sup>, shall be submitted to and approved in writing by the local planning authority. Infiltration testing should be conducted to determine whether discharging runoff via infiltration is feasible on the site. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water. A revised drainage statement, SuDS pro-forma and supporting evidence should be included showing:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge/infiltration rates

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies

- 8 The car lift hereby approved shall be kept in the lowered position when not in use.

Reason: To preserve the character and appearance of the streetscene in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 9 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) Permeable block paving
- b) Block paving slips

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 if in CA) of the London Borough of Camden Local Plan 2017.

- 10 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. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A3, D1 and D2 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 It should be noted that an infiltration rate greater than  $1 \times 10^{-6}$  m/s is suitable

If infiltration is shown not to be feasible, then attenuated runoff would need to be discharged via another method eg. discharge to a watercourse or discharge to the public sewer. Any discharge to a public sewer should be at a rate as close to greenfield run off rate as possible and significantly improve on the current discharge rate.

The FRA rev d Dec 2022 states:

The proposed development sees the impermeable area being reduced to 0m<sup>2</sup> (from 63.7m<sup>2</sup> of parking forecourt area)

17.85m<sup>2</sup> will see surface water fall onto grass.

The other 48.25m<sup>2</sup> will consist of permeable paving proposed to have the subbase at a 450mm depth. With an area of 33m<sup>2</sup> (48m<sup>2</sup> minus the 15m<sup>2</sup> car lift roof area), a 450mm depth and a typical void ratio of 30% (0.3) this will see a subbase storage volume of 4.45m<sup>3</sup>

- 3 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.
- 4 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](http://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.

- 5 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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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 above the printed name.

Daniel Pope  
Chief Planning Officer