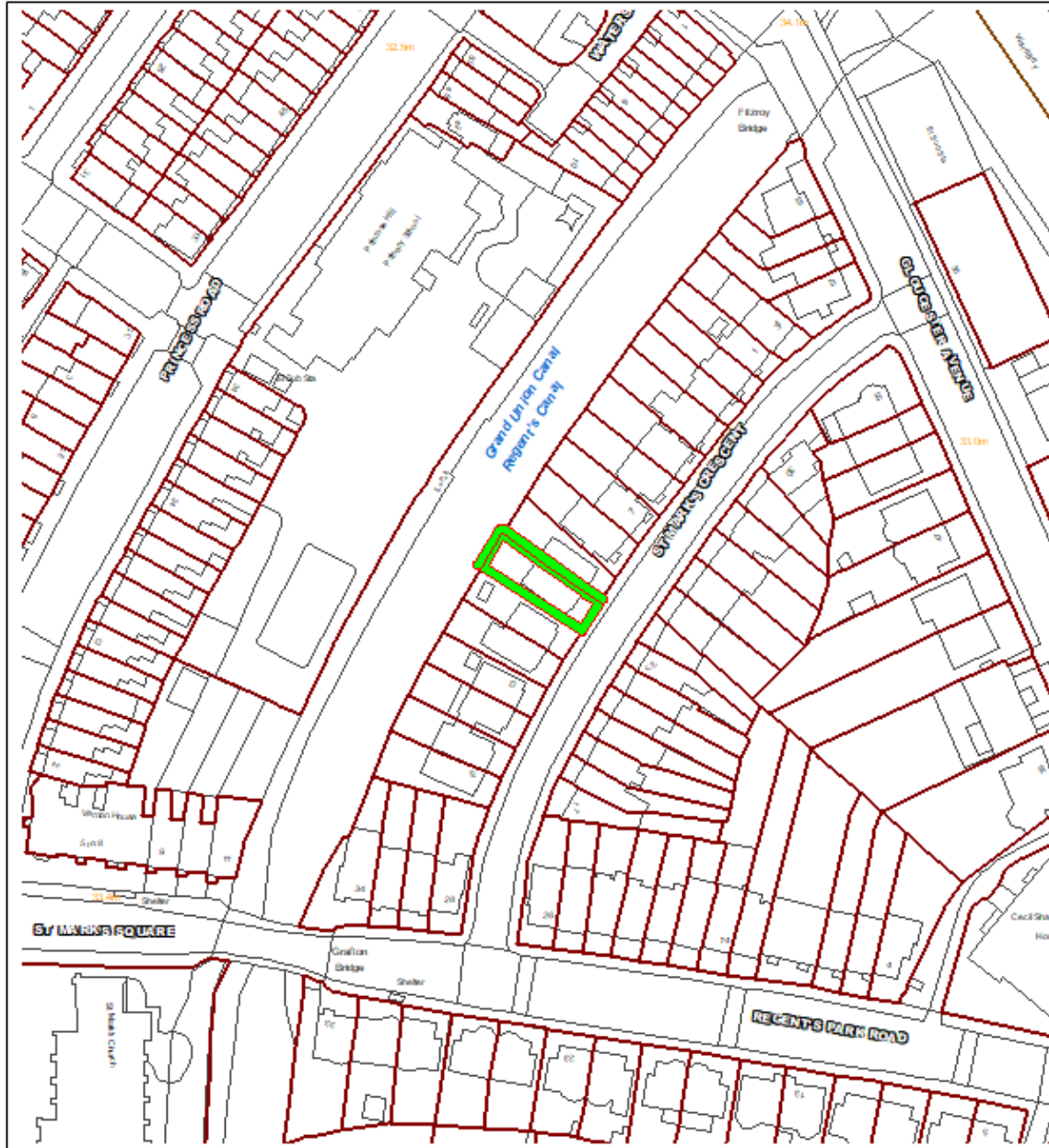


2023/0160/P - 10 St Mark's Crescent, NW1 7TS



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2023/0160/P

10 St Mark's Crescent, NW1 7TS



Front of 10 St Mark's Crescent



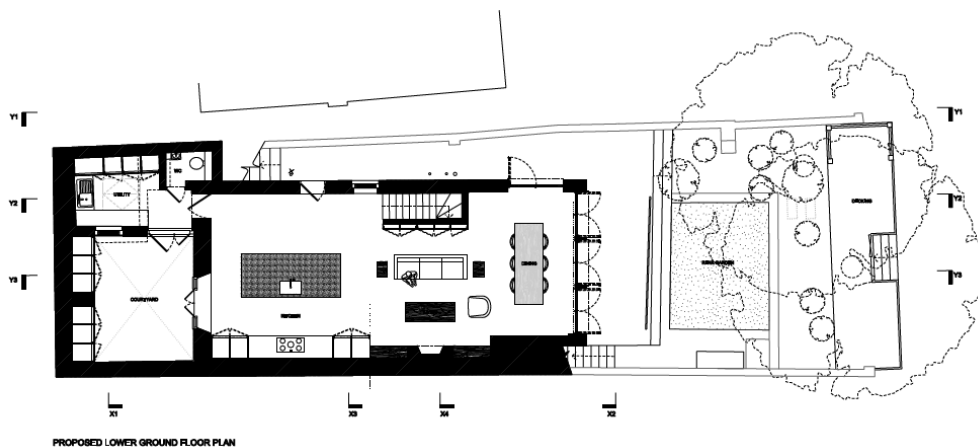
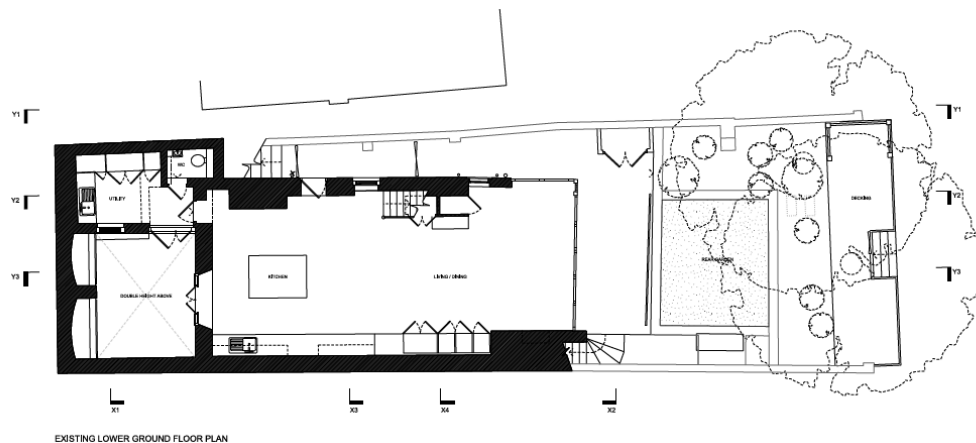
Rear (from towpath) of 10 St Mark's Crescent

2023/0160/P

10 St Mark's Crescent, NW1 7TS



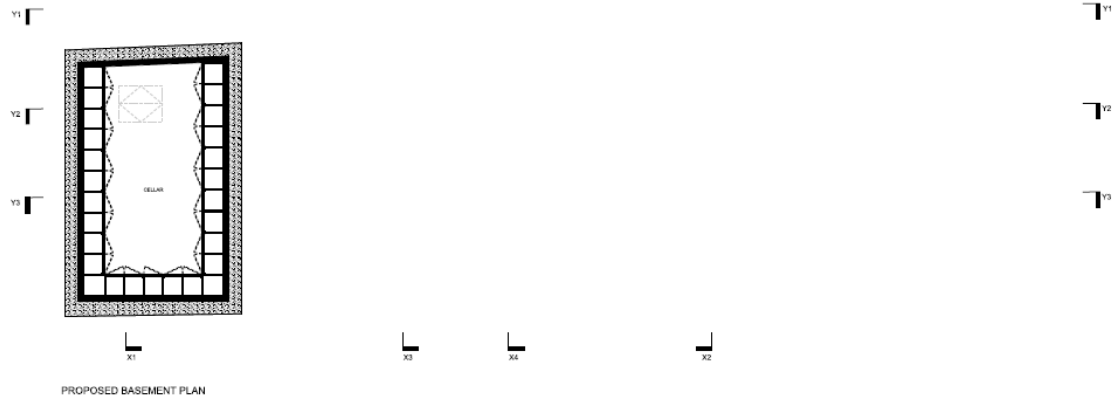
Aerial map image of garden area.



Existing (top) and proposed (bottom) lower ground floor plan

2023/0160/P

10 St Mark's Crescent, NW1 7TS



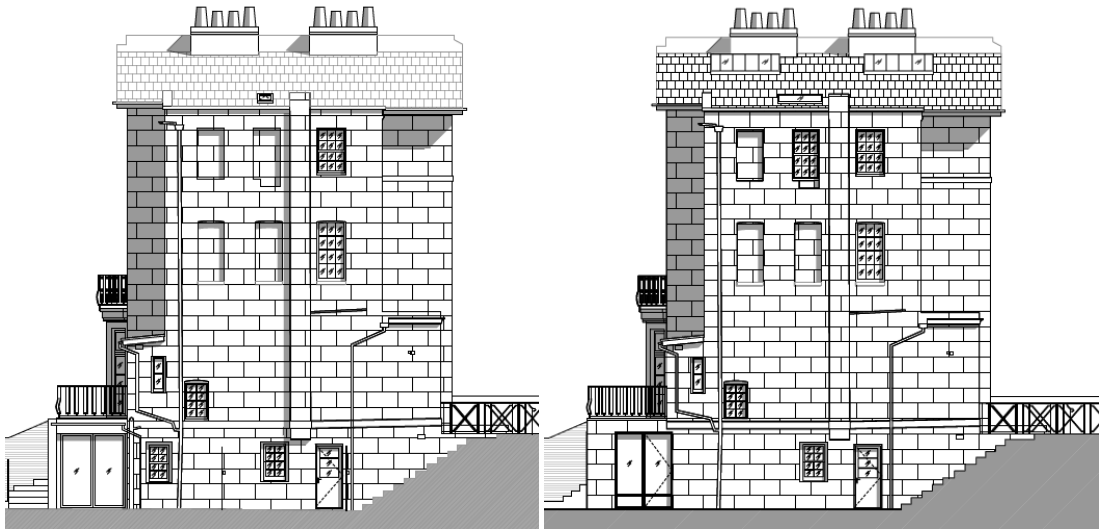
Proposed basement plan



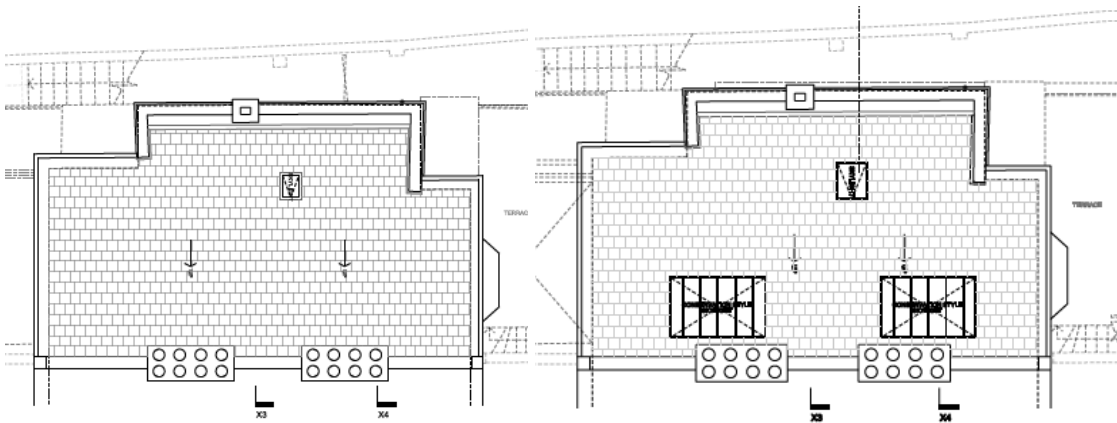
Existing (left) and proposed (right) rear elevations.

2023/0160/P

10 St Mark's Crescent, NW1 7TS



Existing (left) and proposed (right) side elevations.



Existing (left) and proposed (right) roof plans.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	10/03/2023
		N/A / attached	Consultation Expiry Date:	02/04/2023
Officer			Application Number(s)	
Christopher Smith			2023/0160/P	
Application Address			Drawing Numbers	
10 St Mark's Crescent London NW1 7TS			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of basement; erection of replacement single storey rear extension with terrace above; replacement of windows; installation of rooflights, new window openings and other associated works. Partially retrospective application.				
Recommendation(s):	Grant Conditional Planning Permission Subject to Section 106 Legal Agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	17	No. of objections	17
Summary of consultation responses:	<p>Press Notice: published 09/03/2023, expired 02/04/2023 Site Notice: displayed 08/03/2023, expired 01/04/2023</p> <p>17 objections have been received from neighbouring occupiers. The following points have been raised:</p> <ul style="list-style-type: none">• Overdevelopment of the site• Risk to structure of host and neighbouring properties from basement excavation• Design is out of keeping with surroundings• Pollution and other disturbance from construction works• Impact on parking availability• Impact on public highway• Impact on trees• Impact on local water conditions and infrastructure• Lack of detail and inappropriate information submitted with the application <p>Officer's Response:</p> <ul style="list-style-type: none">• <i>The proposal constitutes the erection of a relatively small basement plus other minor works to the existing dwelling, which combined are relatively common development proposals to single family dwellings and thus are considered not constitute overdevelopment of the site.</i>• <i>The basement works proposals have been reviewed by a suitably qualified third-party assessor (Campell Reith) and found to be in accordance with the relevant Local Plan policies (See Section 3 below).</i>• <i>Design impact of the above ground works is assessed in Section 4 below. The application has been amended at the request of officers.</i>• <i>Impact from construction works is assessed in Sections 5 and 6 below.</i>• <i>Impact on parking availability and the public highway is discussed in Section 6 below.</i>• <i>Impact on trees is discussed in Section 7 below.</i>• <i>Impact on water conditions and infrastructure is discussed in Section 8 below.</i>• <i>The information submitted with the application is considered sufficient for the Council to make an informed decision regarding the development proposal.</i>			
Primrose Hill CAAC:	<p>An objection was received by the Primrose Hill CAAC. Concerns arising from the objection are summarised below:</p> <ul style="list-style-type: none">• Poor design of the rear and side extensions• Roof lights would negatively impact character of existing roof• Loss of front garden planting negatively impacts local character• Provision of basement of this size is unacceptable			

- Construction management plan should be required

Officer's Response:

- *The application has been amended at the request of officers. The works to the rear and side of the dwelling would now be in keeping with the character of the surrounding area.*
- *The number and type of roof lights has been amended and would now be in keeping with the character of the surrounding area.*
- *New planting to the front garden is proposed as part of this application.*
- *The basement works proposals have been reviewed by a suitably qualified third-party assessor (Campell Reith) and found to be in accordance with the relevant Local Plan policies (See Section 3 below).*
- *A construction management plan is required for the basement works and this shall be secured by legal agreement.*

Site Description

The existing property is a four-storey (including lower ground level) semi-detached dwelling located on the north-western side of St Mark's Crescent. It is located in the Primrose Hill Conservation Area and is not statutorily or locally listed. It is identified as making a positive contribution to the character and appearance of the Conservation Area. To the rear of the site is the Grand Union/Regent's Canal and towpath.

The site is within the Environment Agency's Flood Zone 1 which equates to a low risk of flooding. It is also within a Local Flood Risk Zone. The Council's Strategic Flood Risk Assessment indicates that the site is also within a Critical Drainage Area. A TPO tree is located within the property's rear garden.

The canal and towpath area adjacent to the site is a Site of Importance for Nature Conservation, an Open Space and a Green Corridor.

Relevant History

2009/2283/P. Erection of a single storey rear extension at basement level below the existing ground floor balcony to dwelling house (Class C3). **Refused 3rd July 2009.**

- Certificate of Lawfulness refused as development was not permitted under Class A Schedule 2 of the Town and Country Planning Act (General Permitted Development Order) 1995 as amended, due to these permitted development rights having been revoked by an Article 4 direction on the property in 1977.

Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development
A2 Open space
A3 Biodiversity
A4 Noise and vibration
A5 Basements
D1 Design

D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC4 Air quality
CC5 Waste
T1 Prioritising Walking, Cycling and Public Transport
T4 Sustainable movement of goods and materials

Camden Planning Guidance

Air Quality CPG (2021)
Amenity CPG (2021)
Basements CPG (2021)
Biodiversity CPG (2018)
Design CPG (2021)
Developer contributions CPG (2019)
Energy efficiency and adaptation (2021)
Home improvements (2021)
Transport CPG (2021)
Trees CPG (2019)
Water and flooding (2019)

Primrose Hill Conservation Area Statement (2000)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

- 1.1. The application proposes to excavate a basement level below the existing lower ground floor of the building, replace the existing rear lower ground floor projection and ground floor level terrace, replace windows at the front and rear of the property on a like-for-like basis, install a new window on the side of the property and install new roof lights.
- 1.2. The application is partially retrospective in that a new window on the side of the property at second floor level has been installed, whilst works to install the roof lights and replace the rear bi-fold doors have also commenced.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Principle of Basement Construction
- Design and Heritage
- Residential Amenity
- Transport and Highways
- Trees, Nature Conservation and Open Space
- Flood Risk and Water Infrastructure

3. Principle of Basement Construction

3.1. Policy A5 of the Local Plan states that the Council will only permit basement development

where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- 3.2. The same policy also states that the siting, location, scale and design of basements should have a minimal impact on and be subordinate to the host property, and as such should (f) not comprise more than one storey and should (g) not be built under an existing basement, in tandem with other requirements as described in parts (h) to (m) of the policy which ensure that back gardens are not affected.
- 3.3. In determining proposals for basements, applications should be supported by a Basement Impact Assessment. The Council will require applicants to demonstrate through their BIA that proposals for basements meet the requirements of parts (n) to (u) of Policy A5, which includes not harming neighbouring properties, avoiding impact to the local water environment, not prejudicing the ability of the garden to support trees, and other measures being respected including local character and residential amenity. These parameters are expanded upon with Basements CPG. The Council will only permit basement development where it has been satisfactorily demonstrated that the works would accord with these criteria.

Basement Impact Assessment review

- 3.4. In accordance with the requirements of policy A5, the applicant has submitted a Basement Impact Assessment which reviews the impacts of the proposed basement structure and construction methods in terms of its impact upon drainage, flooding, groundwater conditions and structural stability. The submitted BIA was produced by Built Engineers.
- 3.5. The document has been subject to a full audit by Campbell Reith (CR) in line with the requirements of policy A5 and CPG Basements.
- 3.6. The BIA states that the basement would be formed of mass reinforced concrete underpinning. It includes outline proposals for a movement monitoring strategy during construction. The BIA states that the proposed development would not impact on the wider hydrogeological environment, whilst surface water rates would be unchanged and as such the development would not increase flood risk. It also states that there are no concerns over ground stability, and that the proposal would not cause harm to the built and natural environment and/or local amenity.
- 3.7. Following an initial review CR requested further information from the applicant. The maximum excavation depth, and full details of the ground movement assessment, were subsequently provided and considered acceptable by CR. The qualifications of the engineers involved in the review were also confirmed to be in accordance with the requirements of CPG Basements.
- 3.8. CR confirmed that any damage that could potentially occur as the result of the proposed basement works would be limited to a maximum of Burland Category 1 (very slight) which is considered an acceptable threshold for basement works by Policy A5 part (n).
- 3.9. CR also requested that a movement monitoring strategy, as referenced in the BIA, should be agreed between the relevant parties. This measure would require a private agreement that falls outside of the scope of this planning application and as such this recommendation will be included as an informative.
- 3.10. Therefore, in accordance with the above specialist advice provided above, the submitted BIA information is considered to have adequately addressed parts (n) to (u) of policy A5.

Scale of the proposed basement development

- 3.11. In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties.

3.12. As discussed above, criterion (f) – (m) of Basement policy A5 therefore outline the maximum acceptable scale of basement extensions. The following table demonstrates how the proposed basement is compliant with these parts of policy A5 of the Camden Local Plan 2017.

Policy A5 Criteria	Response	Complies: Yes/No
Basement development should:		
f) not comprise of more than one storey;	The proposed basement would be single storey in depth.	Yes
g) not be built under an existing basement;	The proposed basement would be single storey in depth beneath the lower ground floor. The existing lower ground floor is not subterranean in any area and so the extension complies with the Basement CPG guidance. Basements to other properties on this street have been granted permission with a much larger floor area.	Yes
h) not exceed 50% of each garden within the property;	The proposed basement would cover a small area at the front of the property and would not extend into the garden area.	Yes
i) be less than 1.5 times the footprint of the host building in area;	The proposed basement would cover a small area at the front of the property and would not extend beyond it.	Yes
j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	The proposed basement would not extend into the garden area or beyond the rear elevation.	Yes
k) not extend into or underneath the garden further than 50% of the depth of the garden;	The proposed basement would not extend into the garden area.	Yes
l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The proposed basement would cover a small area at the front of the property and would not extend beyond it.	Yes
m) avoid the loss of garden space or trees of townscape or amenity value.	Existing garden space would be retained and trees would be adequately protected.	Yes

3.13. As such, the proposed basement would be of a scale and proportion that would be in accordance with criterion (f) – (m) of policy A5. Furthermore, and considering the matters discussed in this section and that above regarding the BIA, it is also considered that parts (a) to (e) of policy A5 would be met as neighbouring properties, the structural, ground, or water conditions of the area, the character and amenity of the area, the architectural character of the building, and the significance of heritage assets would not be adversely affected by the proposed basement works.

3.14. It is therefore considered that the proposed basement works would be acceptable as it would be in accordance with the requirements of policy A5 and the CPG Basements.

4. Design and Heritage

4.1. Policy D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings.

4.2. The Primrose Hill Conservation Area Statement (2000) advises that rear extensions should be as unobtrusive as possible, should not adversely affect the character of the building or the Conservation Area, and should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of building.

4.3. The proposed basement would have a cellar-type size and layout and would be located underneath the existing courtyard and utility spaces at the front end of the property. It would not be visible from public views. As such, it would not cause detriment to local character and would be acceptable in design terms.

4.4. The existing rear projection at lower ground level would be refurbished. There would be a canopy addition to the rear of this structure which would extend the roof terrace at ground floor by 0.3 metres. The lower ground floor would be re-clad on its rear side with a dark-coloured lead finish.

4.5. The side elevation would remain broadly the same as existing, with a single existing lower ground window removed and the full-height side windows within the existing rear projecting element being replaced with a similar set of windows. A new side window would be installed at second floor level.

4.6. Windows on the front and rear elevations would be replaced like-for-like. Two new conservation-style roof lights would be added to the existing roof and the existing roof light would be upgraded to enable access to the roof area. The Council's Conservation Officer has assessed the proposed development and has raised no objections, following amendments to the plans including revisions to the side elevation and the roof light design and layout.

4.7. The proposed works are considered subordinate in scale to the existing property and would not adversely affect its character or appearance. The historic character and significance of the Primrose Hill Conservation Area would be preserved.

4.8. Overall, the proposed external works is of high-quality design and therefore would not be harmful to the character or appearance of the host building, street scene or the Primrose Hill Conservation Area, in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

5. Residential Amenity

- 5.1. Policy A1 seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour.
- 5.2. The impact on neighbouring properties from the proposed basement works is covered in the *Basement* section above. Furthermore, an element of disturbance from building works is to be expected from any development project and is not considered to be a reason for refusal. The proposed basement works shall be managed through a construction management plan secured by legal agreement. Details of further construction impact mitigation measures for the basement works are discussed in the *Transport* section below.
- 5.3. The proposed development would, other than the basement, predominantly include refurbishment works and would not significantly increase the built form at the property. New window apertures would be installed at roof level and to the southern side of the house. The high level of the roof lights means they would not increase outlook towards neighbouring properties. The second-floor side window would be to a bathroom which is not a main habitable room that would lead to the creation an excessive degree of overlooking. The 0.3 metre extension to the existing terrace would not create a significant increase in overlooking towards neighbouring garden areas.
- 5.4. As such, it is considered there would be no detrimental impact on neighbouring amenity from the proposal, subject to construction management measures being secured through legal agreement.

6. Transport and Highways

- 6.1. Policy of the Local Plan states that the Council will promote sustainable modes of transport. Policy T4 states that the sustainable movement of goods and materials will also be promoted.
- 6.2. Most of the proposed works (other than the basement) are minor alterations and refurbishment works to the existing house and as such they would not be expected to lead to significant impacts from the construction process. The basement works would require a more substantial degree of excavation and other building works. The Council's Transport Officer has reviewed this application and considers it unlikely that damage to the public highway would occur from the proposed basement works. As such, the Transport Officer has raised no objections to the proposed construction works overall.
- 6.3. It is recommended that a construction management plan is secured for the basement works, as parking on the road would need to be temporarily suspended to allow for skip storage, delivers and the movement of construction vehicles. Furthermore, financial contributions towards the management, monitoring and mitigation of the basement works is required in the form of an implementation support contribution (£4,194), impact bond contribution (£8,000) and an approval in principle contribution (£576.80). These shall be secured by legal agreement, to be paid prior to the commencement of any basement works.
- 6.4. Other than temporary impacts relating to basement works, no significant impact on local parking or road traffic conditions is expected to occur from this development proposal.
- 6.5. As such, subject to conditions and obligations secured through s106 legal agreement, it is considered the proposal is acceptable in transport and highway terms.

7. Trees, Nature Conservation and Open Space

- 7.1. Policy A2 of the Local Plan states that the Council will protect and enhance open spaces and will resist development which would be detrimental to the setting of open spaces. Policy A3 of the Local Plan states that the Council will protect and seek to secure additional trees and vegetation and will protect and enhance sites of nature conservation and biodiversity.
- 7.2. The applicant has submitted an Arboricultural Impact Assessment as part of their Basement

Impact Assessment. The BIA states that tree root protection areas (RPAs) would not be encroached upon as part of the proposed basement works. However, the proposed works to refurbish the existing rear projection, and any related hardstanding works within the rear garden, would be within these RPAs. The Council's Tree and Landscape Officer has reviewed this information and has raised no objections to the proposal, subject to a condition requiring tree protection measures.

- 7.3. The canal and towpath are a Site of Importance for Nature Conservation (SINC), an Open Space and a Green Corridor. These designations adjoin the application site and as such the proposed works would not encroach upon these areas. The trees within the site would be protected during construction, and the ongoing retention of these trees would ensure that local biodiversity and the setting of the open space are protected.
- 7.4. The proposed remodelling of the façade of the rear projection at ground floor level would not result in any substantial change to the rear garden area. As such, the existing garden's biodiversity and the setting of the open space is protected. The BIA recommended that SUDS and rainwater harvesting measures are provided to minimise surface water run-off and this can be secured by condition.
- 7.5. As such, it is considered that the proposal is acceptable in terms of its impact on trees, local biodiversity, and the setting of the canal/towpath open space.

8. Flood Risk and Water Infrastructure

- 8.1. Policy CC2 of the Local Plan states that development should not increase surface water run-off, whilst policy CC3 states that development shall not increase flood risk through harm to the water environment.
- 8.2. The site is within the Environment Agency's Flood Zone 1 (FZ1) which equates to a low risk of flooding. The Council's Strategic Flood Risk Assessment states that within Critical Drainage Areas such as this surface water management should be a particular focus of new developments due to their multiple and interlinked sources of flood risk (surface water, groundwater, sewer, river/tidal). The same document clarifies that Local Flood Risk Areas have the potential to flood in the future even though they fall outside of the national thresholds for flood risk areas, such as FZ1.
- 8.3. An outline drainage and sustainable drainage assessment was submitted within the Basement Impact Assessment document which confirmed that the basement works would not increase local flood risk and would not impact on the wider hydrogeology of the area. The proposals would retain the existing degree of soft landscaping at the site and as such no increase in surface water drainage is expected to occur. The existing sewer connection would be maintained and existing drainage arrangements will be maintained or modified in accordance with best practice. Groundwater was not encountered during initial ground investigations. A below ground retaining wall would allow for some buoyancy and increased water pressure if groundwater levels rise. Campell Reith raised no objections to the conclusions of the BIA in this regard. The non-basement works proposed are minor and predominantly refurbish the existing building and as such an increase in flood risk from the entirety of the proposed works is not expected.
- 8.4. Thames Water have also reviewed the application and have confirmed they have no comments to make.
- 8.5. As such, it is considered that the proposal is acceptable in terms of its impact on flood risk and water infrastructure.

9. Recommendation

- 9.1. Grant conditional planning permission subject to Section 106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd January 2024, 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'.

Application ref: 2023/0160/P
Contact: Christopher Smith
Tel: 020 7974 2788
Date: 16 January 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

McLaren Excell
Unit R1 (4th Floor)
79-89 Lots Road
London
SW10 0SZ

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:
10 St Mark's Crescent
London
NW1 7TS

Proposal: Excavation of basement; erection of replacement single storey rear extension with terrace above; replacement of windows; installation of rooflights and other associated works. Partially retrospective application.

Drawing Nos:

Existing: 149_001_P1, 149_002_P1, 149_101_P1, 149_102_P1, 149_103_P1,
149_104_P1, 149_105_P1, 149_106_P1, 149_107_P1, 149_108_P1, 149_109_P1,
149_110_P1, 149_111_P1, 149_112_P1;

Demolition: 149_201_P1, 149_202_P1, 149_203_P1, 149_204_P1, 149_205_P1,
149_206_P1, 149_207_P1, 149_208_P1, 149_209_P1, 149_210_P1, 149_211_P1,
149_212_P1;

Proposed: 149_301_P1, 149_302_P3, 149_303_P1, 149_304_P1, 149_305_P1,
149_306_P3, 149_307_P1, 149_308_P3, 149_309_P1, 149_310_P1, 149_311_P3,
149_312_P1, 149_313_P1;

Supporting documentation: Design and Access Statement, Basement Impact Assessment
Version 2 dated 25th August 2023.

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 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:

Existing: 149_001_P1, 149_002_P1, 149_101_P1, 149_102_P1, 149_103_P1, 149_104_P1, 149_105_P1, 149_106_P1, 149_107_P1, 149_108_P1, 149_109_P1, 149_110_P1, 149_111_P1, 149_112_P1;

Demolition: 149_201_P1, 149_202_P1, 149_203_P1, 149_204_P1, 149_205_P1, 149_206_P1, 149_207_P1, 149_208_P1, 149_209_P1, 149_210_P1, 149_211_P1, 149_212_P1;

Proposed: 149_301_P1, 149_302_P3, 149_303_P1, 149_304_P1, 149_305_P1, 149_306_P3, 149_307_P1, 149_308_P3, 149_309_P1, 149_310_P1, 149_311_P3, 149_312_P1, 149_313_P1;

Supporting documentation: Design and Access Statement, Basement Impact Assessment Version 2 dated 25th August 2023.

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

- 4 No further development affecting the rear garden area shall take place until details of sustainable drainage measures including rainwater harvesting have been submitted to and approved in writing by the local planning authority. 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 A2, A3, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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 relevant part of works to the rear elevation. 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, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any further 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.

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.

- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes relating to the proposed basement works and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 A movement monitoring strategy, as referenced in the Basement Impact Assessment hereby approved, should be agreed between the applicant and appropriate parties nearby prior to the commencement of any basement works.

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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully

Supporting Communities Directorate