

Application ref: 2023/3311/P  
Contact: Sam Fitzpatrick  
Tel: 020 7974 1343  
Email: sam.fitzpatrick@camden.gov.uk  
Date: 24<sup>th</sup> April 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Planning Insight Ltd  
12-18 Theobalds Road  
London  
WC1X BPL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Land Adjacent to 49 Lambale Street  
London  
NW5 4AT**

Proposal:

Erection of a three storey dwellinghouse and associated works

Drawing Nos:

Design and Access Statement (prepared by AMS and Nikjoo); Location Plan; 055-E(02)-001; 055-E(02)-100; 055-E(04)-100; 055-E(04)-101; 055-E(04)-102; 055-L(02)-100; 055-L(02)-101; 055-L(02)-102; 055-L(02)-103; 055-L(03)-100; 055-L(04)-100; 055-L(04)-101; 055-L(04)-102; Arboricultural Report (prepared by Simon Pryce Arboriculture, dated 20/07/2023); Planning Statement (prepared by AMS); Bat Presence/Likely Absence Survey Report (prepared by tsa.ecology, dated 20/06/2023); Preliminary Ecological Appraisal (prepared by tsa.ecology, dated 19/06/2023); Sustainability 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:

Design and Access Statement (prepared by AMS and Nikjoo); Location Plan; 055-E(02)-001; 055-E(02)-100; 055-E(04)-100; 055-E(04)-101; 055-E(04)-102; 055-L(02)-100; 055-L(02)-101; 055-L(02)-102; 055-L(02)-103; 055-L(03)-100; 055-L(04)-100; 055-L(04)-101; 055-L(04)-102; Arboricultural Report (prepared by Simon Pryce Arboriculture, dated 20/07/2023); Planning Statement (prepared by AMS); Bat Presence/Likely Absence Survey Report (prepared by tsa.ecology, dated 20/06/2023); Preliminary Ecological Appraisal (prepared by tsa.ecology, dated 19/06/2023); Sustainability 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: details including plans, coloured elevations and sections at 1:20 of all typical details (including jambs, head and cill), windows, balustrades, parapets, gates, planters, and associated elements.

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 of the London Borough of Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes, or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

- 5 The approved cycle storage facility providing space for two bicycles shall be provided in its entirety prior to occupation 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 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, and 5 litres/person/day for external water use. The dwelling 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 and CC3 of the London Borough of Camden Local Plan 2017.

- 7 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 and shall include details of a single-stemmed replacement tree that is 12-14cm in circumference at 1m above the base of the stem. The details shall also include sectional drawings of the tree pit showing soil cells under the courtyard paving to ensure the rooting environment of the replacement tree is optimised. 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, and D1 of the London Borough of Camden Local Plan 2017.

- 8 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 (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, and D1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved plan '055-L(02)-103' 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
- ii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures

to take account of biodiversity and the water environment in accordance with Policies CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 10 The flat roof of the building hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 No development shall commence until:

(a) a preliminary risk assessment report is submitted to and approved in writing by the local planning authority. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses. A conceptual site model should be produced indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks to identified receptors. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Subsequent parts are subject to the findings of the desk study:

(b) No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

(c) 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.

(d) 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.

- 13 Prior to commencement of development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. 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, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a site run-off rate conforming to the greenfield run-off rate or as close as practically possible will then be approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- a) The proposed SuDS or drainage measures including storage capacities
- b) The proposed surface water discharge rates or volumes

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 and Policy SI 13 of the London Plan 2021.

- 14 No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programmes for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters, and the structural stability of the neighbouring structures, in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

## Informative(s):

### 1 Reasons for granting permission:

The proposed single family dwelling would be constructed in a vacant end-of-terrace plot located adjacent to no.49 Lamble Street. The existing plot is empty besides from some shrubbery and two birch trees (one of which is now broken at about 3m) and is bounded by a small brick wall with metal railings. There was previously a permission granted for the development of the site to provide a three-storey house (ref. 2014/4270/P), but this has since expired. The site was also previously Council-owned but was sold to the current owner.

The proposed development would involve the construction of a three-storey house featuring a curved brick projection towards the intersection of Lamble Street and Grafton Way. Policy H1 supports the provision of new self-contained housing which is the priority land use of the plan, and policy H7 states there is a high demand for 3 bedroom market properties.

The property would include three bedrooms and private amenity spaces in the form of a roof terrace towards the front of the property at the second floor and an entrance courtyard to the rear at ground level. In terms of scale, the structure would integrate with the surrounding area, linking both with the smaller two-storey properties along Lamble Street, and the larger blocks of flats forming part of Kiln Place to the immediate east of the site. Therefore, the proposed building appropriately addresses both the lower and higher buildings that it sits between and therefore contributes to its surrounding context and wider streetscene.

The building would be constructed primarily of white toned brick, with windows to the front and side elevations, the opening of which use different shapes and sizes, including circular windows to Grafton Road. These would engage with the streetscene and would contribute to the visual interest of the building. Although the materiality of the windows is not specified, these are secured by condition, along with detailed drawings of the brick reveal detailing surrounding some of them (such as the circular windows). The flat roof of the building is proposed to have a green roof, which would ensure a good level of greenery and soften the visual appearance of the building, as well as reflect the use of flat roofs locally.

Although the scale and massing of the building is larger than the existing adjacent properties on Lamble Street, it is considered to be of a high quality design and would respect the wider context and constitute an appropriate addition to the surrounding area. The architectural design and materials used would complement the buildings in the immediate vicinity and would make a positive contribution to the wider streetscene.

The proposed dwelling would provide an adequate living and dining area at ground level and three bedrooms in the floors above, two of which with en-suites. There would also be a bathroom at the first floor and a roof terrace at the second. Given the arrangement of windows, all bedrooms and the living

area would receive acceptable amounts of natural light. The building would have a GIA of 132 sqm, which exceeds the minimum national space standards for a dwelling of this size, and all bedrooms are an acceptable size. Waste and recycling facilities are proposed to the front entrance courtyard, as well as space for cycle storage, all of which is considered appropriate. The standard of accommodation provided is therefore acceptable.

- 2 Given that the proposal is providing a new dwelling and that the proposed internal floor area is 132 sqm, the development meets the requirements to provide an affordable housing contribution, in line with Policy H4 of the Local Plan. Although this policy does state that factors such as context, character, and scale of development should be taken into account when determining whether affordable housing contributions should be sought, this property is not a self-build property, in that it is not being built by the applicant to live in themselves (unlike other similar schemes that may be exempt from affordable housing contributions). As such, an affordable housing contribution is required in the form of a payment-in-lieu, given it would not be appropriate to provide on or off-site. Using the Council's sliding scale, it is calculated that a payment of £13,200.00 would be required, which is secured by a Section 106 legal agreement.

The proposal would sit adjacent to the properties on the south side of Lambie Street, at the intersection with Grafton Road. The front elevation of the proposed dwelling does extend slightly beyond the building line of adjacent properties, however due to the recessed entrance area and the curved design of the front projection at the corner, it is not considered to cause harm in terms of loss of light, outlook, or privacy to adjacent properties. Similarly, there is a distance of approximately 20m between the proposed front elevation of the property and the rear extensions of the properties on Oak Village directly opposite. The distance coupled with the arrangement of glazed openings to the proposed building is such that there would be unlikely to be any new opportunities for overlooking or significant impacts on privacy. Grafton Road runs to the east and south of the site, so it is not considered that there would be any impacts in these directions either.

The proposal takes into account the impact on trees and vegetation, and although a birch tree is proposed to be removed, it is of low quality and does show signs of decay. However, the trees is considered to contribute to the character and appearance of the area and provide canopy cover and amenity value, the loss of which is mitigated against through replacement planting. A replacement tree is thus proposed in the front courtyard area, which would be acceptable in principle. The details of the replacement tree are secured by condition, which also secures the inclusion of soil cells under the paving in the courtyard to ensure the rooting environment of the new tree is optimised. Details of the green roofs are also secured by condition, and the application has been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that the proposed works are acceptable.

The development would be secured as car-free in line with the Council's transport policies, which would be secured via a Section 106 legal agreement. The proposal also includes the provision of a cycle store to the entrance courtyard, which would provide two cycle parking spaces housed within a

secure store, the provision of which would be secured by condition. Given the level of construction proposed in this predominantly residential area, a Construction Management Plan is secured that would ensure that the development can be carried out without unduly affecting residential amenity or the safe operation of the local highway network. This, along with associated contributions, would be secured via a Section 106 legal agreement. It is also deemed necessary to secure a highways contribution to protect against any potential damage to the adjacent footway - particularly due to the site location on a prominent corner plot. This is also secured via legal agreement.

- 3 In line with the Council's policies, the proposed development would achieve a carbon reduction of well over 19% through passive design principles and the use of an Air Source Heat Pump (ASHP). The use of a green roof would also contribute to lowering carbon emissions whilst also acting to slow the flow of water and reduce the risk of flooding, and further details of the sustainable drainage system are secured by condition. Details of the proposed ASHP have not been provided, though provided that the ASHP is installed in line with the conditions and requirements outlined in the relevant legislation (referenced in an informative attached to this decision), this would fall under permitted development and would therefore not require planning permission. The applicant is reminded that all of these requirements and conditions should be observed, including the distance to roof edges and the minimisation of its effect on the external appearance of the building.

No objections were received prior to making this decision, and two letters of support were received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies G1, H1, H4, H6, H7, A1, A3, A4, D1, CC1, CC2, CC3, CC5, T1, T2, and DM1 of the London Borough of Camden Local Plan 2017. The development would also accord with the London Plan 2017 and the National Planning Policy Framework 2023.

- 4 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).
- 5 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.
- 6 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.

- 7 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.

- 8 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.
- 9 You are reminded that the Air Source Heat Pump indicated in the supporting documents for this application should be installed in line with the conditions and requirements outlined in Class G of Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 10 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed online via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 11 The proposed development is located within 15m of Thames Water's underground assets, and as such the development could cause the assets to fail appropriate measures are not taken. Please read the guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near Thames Water's pipes or other structures, found here: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Should you require further information, please contact Thames Water at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk).

- 12 Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 13 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

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



Daniel Pope  
Chief Planning Officer