

Application ref: 2022/3872/P
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Holloway and Holloway
13 Harcourt Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land between Gondar House and South Mansions
Gondar Gardens
and to the rear of 1 Hillfield Road
West Hampstead
London
NW6 1QD**

Proposal:

Detail pursuant to condition 3 (All facing material), condition 5 (hard and soft landscaping), condition 8 (waste storage), condition 9 (cycle storage), condition 13 (bird and bat box locations and types), condition 15 (suitably qualified chartered engineer), condition 16 (living roof), condition 17 (Piling Method Statement) and condition 22 (brick sample panel) of planning permission 2021/2596/P dated 14/03/2022 for the construction of a new three storey plus basement residential building to deliver 4 x residential (Class C3) units, together with associated landscape, cycle parking, refuse and recycling storage.

Drawing Nos: 100; 101; 102; 103; 162; 503; 504; 505; 506; 508; 507; 509; 515; 518; 522; 521; 525; 611; 612, 613; 614; 615; 616; 622; 623; 624; 681; 682; 683; Cover letter by Holloway + Holloway; Gondar Gardens Landscaping; Sky garden green roof maintenance Guideline; Design Proposal - Gondar Gardens - Construction Ref: FL-3418 A; Structures Piling method statement dated 15/07/2022; Sky Garden Wildflower Blanket and Brick Sample details; Phase I & II Geo-Environmental Assessment by Environmental Protection Strategies Ltd dated October 2021 and letter from AC Design Solutions LTD dated 29.07.2024 .

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 3 requires the submission and approval of details concerning all the facing materials, including the details of the windows, doors, and gate, to be submitted and approved before the commencement of the above-ground floor works. A sample masonry wall panel with associated proposed bricks, mortar materiality and pointing finish was submitted and reviewed onsite. The use of Freshfield Lane's first-quality brick would be considered appropriate for the construction of dwellings. With white-painted render dark grey bricks and traditional London stock finishes in the general area, the proposed brickwork would have a high-quality appearance rather than a "historic" one.

The details submitted regarding proposed doors, gates, external steps, ventilation grills, and window finishes have been reviewed by the Council's conservation officer, who is satisfied with the proposed material detailing and quality of the external-facing materials. The proposed materials are, therefore, considered to have an acceptable impact on the character and appearance of the host property and surrounding area.

Details of hard and soft landscaping required by condition 5 have been submitted, including landscaping works throughout the scheme, in the sunken courtyard, gardens, and the balcony. The approved details would allow additional planting to ensure continuity of green coverage within the local area, including details of green roof and landscaping plan. The proposed paving would be Marshalls Driveline Priora permeable charcoal block paving, an acceptable high-quality, hard-wearing material. The landscaping details would provide high-quality, sustainable landscaping and would include a good choice of replacement trees that would reach a greater ultimate size than those to be removed. The landscaping plan confirms that the landscaped areas would be maintained until the planting has become established, and any trees or plants that fail to be established in the first 5 years would be replaced by identical species.

Condition 8 requires details of the location, design, and waste storage and removal method, including recycled materials, which shall be submitted to and approved by the local planning authority in writing. The submitted drawings show that the proposed refuse storage would be located at ground level close to the communal entrance to the associated dwellings. In total, the refuse storage area would provide 4 x 240L of mixed recycling, 4 x 240L of general waste and several smaller bins for food waste. This would fulfil the Council's requirements for refuse storage. The bins would also be stored in the designated area permanently, and the store would be accessed from the street to the rear of the property, and the doors are 5.7m. Which is considered acceptable. As such, the information provided is satisfactory to allow for the discharge of planning condition 8.

Condition 9 of the approved scheme requires details of secure and covered

cycle storage for eight cycles to be approved by the local authority in accordance with policy T1 of the Local Plan, which seeks to promote sustainable transport within the borough. The applicant has provided clear floor plans to highlight the position of the proposed cycle storage, indicating 4x cycles in the communal cycle store, 2 on the central stand and then 2 x cycles in each house's cycle store, which the Council supports. The proposed cycle store is thus considered sufficient, and the details provided are acceptable.

Condition 13 requires the submission of a plan detailing six bird boxes and one bat box to be installed on-site, including locations and types and indicated species to be accommodated. The applicant has provided a plan to show that six bird and bat boxes would be installed on the new buildings' south-eastern, eastern and northern sides. The details have been reviewed by the Council's Nature Conservation Officer, who has confirmed that the provided information meets the requirements of condition 13 and is therefore acceptable.

Condition 15 requires details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. The appointed engineer, Manolis Papadantonakis, is a member of the Institution of Civil Engineers, Chartered Engineer, which is a required qualification for matters of surface water flooding. The Council is therefore satisfied with the appointment concerning safeguarding the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Condition 16 requires the details of the proposed living roof to be submitted and approved and although the green roof would comprise a 40mm substrate the wildflower blanket would consist of 38 species, which was submitted with the installation and maintenance process. The submitted details are considered acceptable and would satisfy the requirements of condition 16 and contribute to the visual amenity, biodiversity and drainage of the wider area.

Condition 17 required a piling method statement to be submitted for approval and prepared in consultation with Thames Water. A piling method statement, including detailed piling design and calculations, structural drawings and correspondence with Thames Water, has been submitted to discharge this condition. The information has been reviewed by Thames Water, who raised no objections to the proposal and provided a quote for a temporary water supply to the site for the building works, which will be changed later into 4 separate water supplies to the properties. Thus, the information is acceptable, and condition 17 can be discharged. The proposed details would ensure the development safeguards existing below-ground public utility infrastructure and controlled waters. It is considered that sufficient detail has been provided and that the details safeguard the appearance of the premises and the character of the immediate area.

Condition 22 requires a sample panel (minimum of 1m x 1m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on-site. Officers have visited the site and reviewed the

samples provided, and the proposed brick is an accurate match in terms of brick colour, texture, or mortar colour. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The full impact of the proposed development has already been assessed as part of the application ref. 2021/2596/P. The proposed details would not have a harmful impact on the appearance of the area or on neighbouring amenity.

As such, the details would safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A1, A2, A3, A5, CC1, CC2, CC3, CC5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 10 (A: preliminary risk assessment, B: detailed assessment of the risk to all receptors, C If remediation measures identified the measures required and how they are to be undertaken and D (verification plan), condition 12 (location of the photovoltaic cells), condition 19 (details of obscure glazing and other measures to reduce overlooking), condition 20 (radon ground gas investigation) of planning permission 2021/2596/P granted on 14/03/2022 are outstanding and require details to be submitted and approved.

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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer