

Application ref: 2021/3119/P
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Date: 25 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

BB Partnership
Unit 33-34
10 Hornsey Street
Islington
London
N7 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
11-15 King's Terrace
London
NW1 0JP

Proposal:

Partial demolition and rebuilding of no.11-13 King's Terrace and demolition and rebuilding of no.15 King's Terrace, with the creation of a basement under both properties. Retention of office at basement and ground floor level and proposed 2 x residential units at first and second floor of no 11-13. Proposed residential mews house at no.15.

Drawing Nos: Existing: Site Location Plan; GDA-02; GDA-03; GDA-04; GDA-05; Front and Rear Elevations existing; GDA-07; GDA-08;

Demolition Drawings: GDA_40; GDA_41; GDA_42; GDA_43; GDA_44; GDA_45; GDA_46; GDA_47; GDA_48;

Proposed: GDA-30 Rev A; GDA-31; GDA- 20 Rev C; Front Elevation Proposed GDA-20 Rev C; 1719/PLAN/101 Rev P0; 1719/PLAN/102 Rev P0; 1719/PLAN/103 Rev P0; 1719/PLAN/104 Rev P0; GDA-22 Rev D; GDA-14 Rev C; GDA - 10 Proposed Basement Plan - Rev C; GDA - 11 Proposed Ground Floorplan - Rev C; GDA - 12 Proposed First Floorplan - Rev D; GDA - 13 Proposed Second Floorplan - Rev C;

Supporting Documents: Daylight and Sunlight to Neighbouring buildings and Proposed Accommodation May 2021; Energy Statement April 2021; Construction Method Statement for Subterranean Development MBP-8292- June 2021; Environmental Noise Survey and Acoustic Design Statement Report 28652/ADS1 5 March 2021; GDA-

Heritage Statement September 2020; Design and Access Statement Rev A; Planning Statement June 2021; Design SAP Summary; Design SBEM Summary; Flood Risk Assessment October 2021; Basement Impact Assessment Audit ref:13398-86 dated August 2021; BIA report J21098 Rev 2 dated April 2022; GEA letter addendum 13693-07 dated 30th March 2023; Basement Impact Assessment Audit by Campbell Reith dated June 2023;

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 Existing: Site Location Plan; GDA-02; GDA-03; GDA-04; GDA-05; Front and Rear Elevations existing; GDA-07; GDA-08;

Demolition Drawings: GDA_40; GDA_41; GDA_42; GDA_43; GDA_44; GDA_45; GDA_46; GDA_47; GDA_48;

Proposed: GDA-30 Rev A; GDA-31; GDA-20 Rev C; Front Elevation Proposed GDA-20 Rev C; 1719/PLAN/101 Rev P0; 1719/PLAN/102 Rev P0; 1719/PLAN/103 Rev P0; 1719/PLAN/104 Rev P0; GDA-22 Rev D; GDA-14 Rev C; GDA - 10 Proposed Basement Plan - Rev C; GDA - 11 Proposed Ground Floorplan - Rev C; GDA - 12 Proposed First Floorplan - Rev D; GDA - 13 Proposed Second Floorplan - Rev C;

Supporting Documents: Daylight and Sunlight to Neighbouring buildings and Proposed Accommodation May 2021; Energy Statement April 2021; Construction Method Statement for Subterranean Development MBP-8292-June 2021; Environmental Noise Survey and Acoustic Design Statement Report 28652/ADS1 5 March 2021; GDA- Heritage Statement September 2020; Design and Access Statement Rev A; Planning Statement June 2021; Design SAP Summary; Design SBEM Summary; Flood Risk Assessment October 2021; Basement Impact Assessment Audit ref:13398-86 dated August 2021; BIA report J21098 Rev 2 dated April 2022; GEA letter addendum 13693-07 dated 30th March 2023; Basement Impact Assessment Audit by Campbell Reith dated June 2023;

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

- 3 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 and A5 of the London Borough of Camden Local Plan 2017.

- 4 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Audit ref:13398-86 dated August 2021; BIA report J21098 Rev 2 dated April 2022; and GEA letter addendum 13693-07 dated 30th March 2023; all by Geotechnical & Environmental Associates Limited (GEA)) hereby approved, along with the associated supporting documents and measures set out in the Basement Impact Assessment Audit by Campbell Reith dated June 2023; and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: Development must not commence before this condition is discharged to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, and prevent irrevocable damage, in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 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 windows (including jambs, head and cill), reveals, doors, and external gates.
- b. Sample panel of the proposed brickwork, tiles, and external finishes to show type, colour, bond, mortar mix, joint and pointing, to be provided on site.
- c. Details and a sample of Metal gates, to be provided on site.

The development shall thereafter be carried out in full accordance with the approved details and sample materials.

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.

- 6 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most

affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development other than demolition, site clearance and preparation, a feasibility assessment with the aim of maximising the provision of solar photovoltaics on the green roof should be submitted to and approved in writing by the local planning authority. The assessment shall include recommendations and, where feasible, details of the following:
- Layout and sections of PV panels
 - Sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used
 - Any measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: To ensure the development provides adequate on-site renewable energy, a high-quality green roof, and 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.

- 8 Details of the Air Source Heat Pumps and associated equipment (including drawings and data sheets showing their location, acoustic enclosure, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving) shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering system and commitment to monitor performance of the system post construction. A maintenance schedule for each system shall be provided. The equipment, including the enclosure, 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 and efficient energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 9 The residential units hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policies H6 and C6 of the Camden Local Plan 2017.

- 10 The demolition hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

- 11 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day internal and 5litres/person/day for external use (110L in total). 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.

- 12 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail 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 water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 13 No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction.

Reason: To protect the existing water infrastructure, in accordance with policy CC3 of the Camden Local Plan 2017.

- 14 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017. , and policy GG3 and SI 1 of the London Plan 2021.

- 15 If during development, contamination by asbestos or asbestos containing materials is found to be present at the site, then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for a remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: To safeguard future users or occupiers of this site and the wider environment from risks associated with contaminants and ensure the environmental risks have been satisfactorily managed, in accordance with policies D1 and A1 of the Camden Local Plan 2017.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, improvement, alteration, building, or enclosure permitted by Part 1 and Part 2 of Schedule 2 to the Order shall be carried out or erected without the prior written permission of the local planning authority.

Reason: To safeguard the visual amenity of the area, to ensure that the external appearance of the building is satisfactory, to avoid overdevelopment of the plot, and to protect the character and appearance of the conservation area in accordance with policies G1, D1, D2 and A1 of the Camden Local Plan 2017.

- 17 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 18 Prior to first use of the air source heat pump hereby approved to the residential units, 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 policy CC2 of the London Borough of Camden Local Plan 2017.

- 19 All rear windows to the development hereby approved shall be obscure-glazed to a height of 1.7m above the floor of the room in which the window is installed. The obscured glazing shall be fitted prior to occupation of the relevant unit, and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 20 The cycle parking shown on the approved plans shall be provided in full prior to

the occupation of the development hereby permitted and shall thereafter be retained for the duration of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with policy T1 of the 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 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 . Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 5 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you are considering working above or near Thames Water pipes or other structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
- 6 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.
- 7 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.
- 8 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 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.
- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer