

Application ref: 2023/3909/P
Contact: Brendan Versluys
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Date: 2 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

PPM Planning Limited
185 Casewick Road
West Norwood
London
SE27 0TA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**9 Woodchurch Road
London
NW6 3PL**

Proposal:

Excavation of basement extension with front and rear lightwells; erection of single storey plus basement side extension and single storey rear extension; new side and rear dormers; and internal reconfiguration to convert from 1 x 1 bed flat, 1 x studio, 5 x bedsits and 1 x 2 bedroom flat, to provide 1 x 1 bed flat, 1 x 2 bed flat, 1 x 3 bed flat, 1 x 2 bed house and 4 bedsits; erection of new bin stores and long-stay and visitor cycle facilities

Drawing Nos: Plans: 22034 MS PL XX DR A 001 P04; 22034 MS PL XX DR A 073 P04; 22034 MS PL XX DR A 041 P04; 22034 MS PL XX DR A 071 P04; 22034 MS PL XX DR A 072 P04; 22034 MS PL XX DR A 070 P04; 22034 MS PL R1 DR A 013 P04; 22034 MS PL XX DR A 040 P04; 22034 MS PL 02 DR A 012 P04; 22034 MS PL 01 DR A 011 P06; 22034 MS PL XX DR A 002 P04; 22034 MS PL 00 DR A 010 P05; 22034 MS PL XX DR A 141 P06; 22034 MS PL B1 DR A 109 P06; 22034 MS PL XX DR A 173 P05; 22034 MS PL 02 DR A 112 P05; 22034 MS PL XX DR A 171 P06; 22034 MS PL XX DR A 170 P05; 22034 MS ZZ XX DR A 102 P07; 22034 MS PL XX DR A 142 P06; 22034 MS PL XX DR A 140 P08; 22034 MS PL R1 DR A 113 P06; 22034 MS PL 00 DR A 110 P10; 22034 MS PL XX DR A 174 P07; 22034 MS PL 01 DR A 111 P08;

Supporting information: Design and Access Statement prepared by Modulo studio ltd, rev P04, dated 04.09.2023; Construction Method Statement prepared by MBP

Consulting Engineers, ref. 10014-MBP, dated 09/2023; FRA & SuDS Strategy prepared by The PES, dated 11/09/2023; Transport Statement prepared by TTP Consulting Ltd, dated August 2023; Heritage Appraisal prepared by The Heritage Practice dated 09/2023; Daylight and Sunlight Report prepared by EB7, ref. 6041, dated 28/07/2023; Cover letter prepared by PPM Planning dated 12/09/2023; Desk Study, Ground Investigation, Basement Impact Assessment & Ground Movement Analysis ref. J23117, rev 4, dated 03/2024; Arboricultural Impact Assessment prepared by TMA, ref. 221056-PD-11, June 2024.

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- 22034 MS PL XX DR A 001 P04; 22034 MS PL XX DR A 073 P04; 22034 MS PL XX DR A 041 P04; 22034 MS PL XX DR A 071 P04; 22034 MS PL XX DR A 072 P04; 22034 MS PL XX DR A 070 P04; 22034 MS PL R1 DR A 013 P04; 22034 MS PL XX DR A 040 P04; 22034 MS PL 02 DR A 012 P04; 22034 MS PL 01 DR A 011 P06; 22034 MS PL XX DR A 002 P04; 22034 MS PL 00 DR A 010 P05; 22034 MS PL XX DR A 141 P06; 22034 MS PL B1 DR A 109 P06; 22034 MS PL XX DR A 173 P05; 22034 MS PL 02 DR A 112 P05; 22034 MS PL XX DR A 171 P06; 22034 MS PL XX DR A 170 P05; 22034 MS ZZ XX DR A 102 P07; 22034 MS PL XX DR A 142 P06; 22034 MS PL XX DR A 140 P08; 22034 MS PL R1 DR A 113 P06; 22034 MS PL 00 DR A 110 P10; 22034 MS PL XX DR A 174 P07; 22034 MS PL 01 DR A 111 P08;

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 before the relevant part of the work is begun:

a) Manufacturer's specification details of all facing materials (to be submitted to

the Local Planning Authority) and samples of those materials (to be provided on site).

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 building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for 12 x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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 approved short stay cycle parking facility comprising 1 x Sheffield stand shall be provided as shown on plan 22034 MS PL 00 DR A 110 P08, prior to the occupation of the development and shall thereafter be permanently retained as such.

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.

- 7 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.

- 8 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Desk Study, Ground Investigation, Basement Impact

Assessment & Ground Movement Analysis prepared by GEA dated March 2024, ref J23117, rev 4) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

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.

- 9 Prior to commencement of development, full details of the following must be submitted to the Local Planning Authority and approved in writing:
- a. the proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure; and
 - b. the proposed measures to ensure the development has been designed to mitigate flood risk and cope with potential flooding including a suitable positive pump device to protect against sewer flooding & 300mm upstands surrounding potential water ingress points;

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 10 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan 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
 - iii. full details of planting species and density

The living roofs 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the installation of the air source heat pump, a Noise Impact

Assessment Report, assessing the ASHP, shall be submitted to and approved in writing by the local planning authority in writing. The ASHP and enclosure shall be constructed within the rear garden in accordance with the recommendations of the approved Noise Impact Assessment Report and as detailed in approved plan 22034 MS PL 00 DR A 110, rev P09.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 Prior to the commencement of any 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. The details shall include an auditable schedule of arboricultural site monitoring.

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.

- 13 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. Details should include sufficient replacement trees to mitigate the loss of canopy cover provided by the trees proposed for removal; permeable paving in the front garden; and front garden planting scheme. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 14 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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).
- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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