

Application ref: 2024/0698/P  
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Date: 23 October 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)

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Mary Duggan Architects  
Royle Studios  
Unit 2  
23 - 41 Wenlock Road  
London  
N1 7SG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**The Cottage**  
**10 Lyndhurst Road**  
**London**  
**NW3 5PX**

Proposal:

Demolition of existing single dwelling house (Class C3) and redevelopment to provide a 3 bedroom dwelling (Class C3) comprising basement, ground and first floors, with associated garden room, landscaping and air source heat pump.

Drawing Nos: LOCATION PLANS: MD141-A-(00)-001; MD141-A-(00)-002; MD141-A-(00)-010-P01

EXISTING: MD141-A-(00)-100; MD141-A-(00)-101; MD141-A-(00)-102; MD141-A-(00)-103; MD141-A-(00)-200; MD141-A-(00)-201; MD141-A-(00)-202; MD141-A-(00)-300; MD141-A-(00)-301; MD141-A-(00)-302

DEMOLITION: MD141-A-(12)-100; MD141-A-(12)-101; MD141-A-(12)-200; MD141-A-(12)-201; MD141-A-(12)-300; MD141-A-(12)-301; MD141-A-(12)-302

PROPOSED: MD141-A-(01)-100; MD141-A-(01)-101 P01; MD141-A-(01)-102 P01; MD141-A-(01)-103; MD141-A-(01)-110 P01; MD141-A-(01)-200; MD141-A-(01)-201; MD141-A-(01)-202 P01; MD141-A-(01)-203 P01; MD141-A-(01)-300; MD141-A-(01)-301 P01; MD141-A-(01)-302 P01

Structural Report

Basement Impact Assessment & Construction Plan

Drainage

Building Condition Survey Anderson Wilde & Harris and is referenced within the report.

Daylight / Sunlight Assessment (Waterslade)

Energy & Sustainability Statement prepared by Integration

Arboricultural Report (CTC)

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 and documents:

LOCATION PLANS: MD141-A-(00)-001; MD141-A-(00)-002; MD141-A-(00)-010-P01

EXISTING: MD141-A-(00)-100; MD141-A-(00)-101; MD141-A-(00)-102; MD141-A-(00)-103; MD141-A-(00)-200; MD141-A-(00)-201; MD141-A-(00)-202; MD141-A-(00)-300; MD141-A-(00)-301; MD141-A-(00)-302

DEMOLITION: MD141-A-(12)-100; MD141-A-(12)-101; MD141-A-(12)-200; MD141-A-(12)-201; MD141-A-(12)-300; MD141-A-(12)-301; MD141-A-(12)-302

PROPOSED: MD141-A-(01)-100; MD141-A-(01)-101 P01; MD141-A-(01)-102 P01; MD141-A-(01)-103; MD141-A-(01)-110 P01; MD141-A-(01)-200: MD141-A-(01)-201; MD141-A-(01)-202 P01; MD141-A-(01)-203 P01; MD141-A-(01)-300; MD141-A-(01)-301 P01; MD141-A-(01)-302 P01

Structural Report

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

- 3 Water Efficiency

The development hereby approved shall achieve a maximum internal water

use of 105 litres per person per day for internal use and 5 litres for external 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, CC3 of the London Borough of Camden Local Plan 2017.

#### 4 Details of green roof

Prior to the outbuilding being constructed, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. The details shall include

- " a detailed scheme of maintenance;
- " sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used; and
- " 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, landscaping and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment and Ground Investigation Report dated May 2024 prepared by Ground and Water, as audited by Campbell Reith on 25th July 2024, hereby approved with a predicted Burland Scale category of no higher than 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.

- 6 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.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 2015 and any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policy D1 of the Camden Local Plan 2017

- 8 Carbon reduction targets

The energy saving and sustainability measures detailed in Integration's Energy & Sustainability Statement shall achieve the reported 61.3% reduction at the Be Green Stage of the energy Hierarchy and a total carbon reduction of 67.1%. The 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 facilities and contributes on-site carbon reduction targets in accordance with policies CC2 and CC3 of the London Borough of Camden Local plan.

- 9 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 10 Outbuilding as an ancillary use

The outbuilding hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Cottage 10 Lyndhurst Road NW3 5PS.

Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become an independent self-contained dwelling, in accordance with policies H1, H6, A1, T2 and A4 of the Camden

Local Plan 2017.

- 11 The demolition hereby approved shall divert at least 95% of demolition 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.

- 12 Tree Protection measures

Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.

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 Before the occupation of the development, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved in writing by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the dwelling, 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.

- 14 No active cooling - details of airsource heat pumps and ventilation

Prior to of the relevant works taking place on site, full details of Air Source Heat Pumps (ASHPs) and any mechanical ventilation shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate the ASHP system and any ventilation either has no active cooling function, or cooling deactivated by the manufacturer, or that it is an air to water heat pump system only supplying underfloor heating and/or oversized radiators. The measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme, and no other system of active cooling shall be implemented.

Reason: In order to minimise energy consumption and following the energy

and cooling hierarchies, in accordance with policies CC1, CC2, D1 of the Camden Local Plan 2017.

- 15 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.

- 16 Anti-vibration isolators

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

- 17 Land Contamination Risk Assessment

Part A:

No development shall commence until 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:

Part 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.

Part 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.

Part 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.

- 18 Prior to occupation of the dwelling 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. 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, D1, D2 of the London Borough of Camden Local Plan 2017.

- 19 Sustainable urban drainage system SUDS

Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

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 CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

20 No use of specific roof as terrace

The flat roof of the rear ground projection as shown on drawing number 102 shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

21 Waste and recycling storage - details to be submitted

Prior to the commencement of the use hereby permitted, details of waste and recycling storage for the development shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted, and shall thereafter be retained solely for its designated use.

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management and collection of waste, and to safeguard the visual amenity of the area in accordance with policies A1, A4, D1, CC5 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](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.

- 4 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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer