

Application ref: 2024/1980/P
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Date: 31 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

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www.camden.gov.uk/planning

Rundell Associates
12 Salem Road
London
W2 4DL
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:

Radlett House
Radlett Place
London
NW8 6BT

Proposal:

Demolition of existing dwelling (Class C3) and replacement with a single new dwelling (Class C3) comprising the main house, integral swimming pool and ancillary service wing linked by means of the new basement. The provision of a fully landscaped garden including areas of hard standing and off street parking.

Drawing Nos: P2_010, P2_011, P2_120, P2_110, P2_100, P2_101, P2_102, P2_103, P2_104, P2_105, P2_002, P2_200, P2_201, P2_202, P2_203, P2_204, P2_205, P2_001, P2_320 REV b DATED 30/09/2024, P2_310, P2_300 REV b DATED 27/09/2024, P2_301, P2_302, P2_303, P2_304, P2_004, P2_003, Arboricultural Report, Tree Constraints Plan & Impact Assessment Rev 1 dated 18 December 2023, Construction Noise Management Plan Rev VA4880.231030.CMP dated 31 October 2023, Construction Management, Daylight & Sunlight Study Neighbouring Assessment Ref 20244059 dated 28/03/2024, DAS dated April Ecological Assessment Report Number: ASW/AF/115/27/2023 dated November 2023, Energy Assessment Ref: 10605 dated 19/04/2024, Flood Risk Assessment and Suds Report ref: 4077 dated Dec 2023, Planning and Heritage Statement dated January 2024, Sustainability Statement ref 10605 dated 08/05/2024, Whole Life Carbon Comparison Study ref 10605 dated 03/05/2024.

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:

P2_010, P2_011, P2_120, P2_110, P2_100, P2_101, P2_102, P2_103, P2_104, P2_105, P2_002, P2_200, P2_201, P2_202, P2_203, P2_204, P2_205, P2_001, P2_320 REV b DATED 30/09/2024, P2_310, P2_300 REV b DATED 27/09/2024, P2_301, P2_302, P2_303, P2_304, P2_004, P2_003, Arboricultural Report, Tree Constraints Plan & Impact Assessment Rev 1 dated 18 December 2023, Construction Noise Management Plan Rev VA4880.231030.CMP dated 31 October 2023, Construction Management, Daylight & Sunlight Study Neighbouring Assessment Ref 20244059 dated 28/03/2024, DAS dated April Ecological Assessment Report Number: ASW/AF/115/27/2023 dated November 2023, Energy Assessment Ref: 10605 dated 19/04/2024, Flood Risk Assessment and Suds Report ref: 4077 dated Dec 2023, Planning and Heritage Statement dated January 2024, Sustainability Statement ref 10605 dated 08/05/2024, Whole Life Carbon Comparison Study ref 10605 dated 03/05/2024.

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

- 3 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. 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 All hard and soft landscaping works shall be carried out in accordance with the approved landscape plans by not later than the end of the planting season following completion of the development or any phase of the development, or, prior to the occupation for the permitted use of the development or any phase of the developmen, 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.

- 5 Before the development commences, details of secure and covered cycle storage area for a total of four (4) cycles (two (2) cycles for the main house, and an additional two (2) cycles for the coach house) 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 Prior to occupation of the dwelling hereby approved, details of 1 Electric Vehicle Charging Point (EVCP) to be added to the site, 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 the dwelling hereby approved, and permanently retained thereafter.

Reason: To ensure the development provides adequate facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and Policy 7 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

Permission is sought for the demolition of existing dwelling and construction of replacement detached dwellinghouse with integral swimming pool and ancillary service wing linked by means of the new basement including associated hard and soft landscaping and drainage.

The application site has an extensive planning history including the approval for a double storey basement that extends from the extant coach house at the northeast corner of the site through to the rear building line of the existing dwelling. A non-material amendment application has been granted for the reduction in the size of the basement underneath the existing dwelling. This application does not involve any works to the basement, nor to the ancillary coach house which is to be used for guests and staff, and will link through the parking area to the main house.

The existing building is a detached three storey dwelling with an approximate GIA of 820sm and was constructed in 2007 as a replica of an original 1930s house that had previously stood on the site. The footprint of the existing house is located towards the rear of the property, resulting in a disproportionately large front garden (1,250sqm) predominately used for car parking, and a comparatively small rear garden (370sqm), which differs and is not in keeping with the surrounding residences along Avenue Road. The existing building falls

within the Elsworthy Conservation Area and is not listed as either a positive or negative contributor to the area in the conservation area statement, and therefore is considered to be of a neutral value.

The proposed replacement dwelling is more contemporary design than the existing, with a flat roof and a mix of materials including glass, brick and Portland stone, and is located slightly closer to the common boundary to the south which would benefit the views of the site from Primrose Hill in consideration of Royal Parks aims. The proposal is lower than the existing and smaller than the latest consented scheme. It therefore appears that its impact on Primrose Hill will be acceptable. There is no in-principle objection to the competent use of a modern idiom and therefore the proposal would be in accordance with policies D1 and D2 of the Camden Local Plan. The CAAC has also welcomed the proposal.

The proposed new dwelling would have reasonable layouts with decent sized rooms with high ceilings and good access to daylight and natural ventilation. The proposed dwelling would be dual aspect and would meet the London Plan space standards for bedrooms and overall floor space. The proposed dwelling would have sufficient external amenity space. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring residents. The development is thus considered to be in accordance with planning policies A1 and A4.

There exists a row of trees to the rear of the Avenue Road gardens. These trees will not be harmed by the proposal and will continue to provide a visual barrier between the two sites. However, a number of trees within the application site will need to be removed to facilitate the development. These are all category B and C trees and are considered to be of low quality, and therefore no objection is raised to the removal of these trees, whilst all category A tree will be retained and protected via a planning condition.

2 Reasons for granting permission:

The proposals include the provision of 4 basement parking spaces for the main house, 2 ground floor spaces for the coach house and a further 2 spaces in a car port on the side of the in/out driveway. Providing the existing level of parking for the main house is accepted, however electric vehicle charging points should be provided to the retained parking spaces in accordance with London Plan standards and would be secured by condition. It is considered that it would be appropriate to secure the coach house as residents parking permit (car) free by means of a Section 106 Agreement to ensure that it is not used as a separate dwelling. The car free agreement should also apply to the main house; however, it is understood the redeveloped property would be for a returning occupier and therefore there would be no car-free obligation, but the Council will seek the inclusion of a mechanism that prohibits future occupiers from obtaining parking permits.

Policy T1 requires a total of four (4) long stay cycle parking spaces, that being two long stay cycle parking spaces to be provided per building within the demise of the application site, which will be captured via a planning condition.

Due to the amount of construction works required and due to the sensitive

nature of the local streets, a construction management plan (CMP), CMP Implementation support contribution of £4,194 and a construction impact bond of £8,000 is therefore to be secured as a section 106 planning obligation. A highways contribution will be secured by means of the S106 for repaving the crossover and the adjacent footway serving Radlett Place.

A Whole Life Carbon Assessment (WLCA) accompanied the application, which investigated that the annual energy consumption of the new build and approved extension scenario. The WLCA confirms the new build scenario as the less carbon-intensive option during the calculated 60-year life cycle compared to the approved extension scenario, and against the existing dwelling remaining as is. Therefore, demolition of the existing dwelling in this instance can be supported.

Self-contained housing is the priority land-use of the Local Plan. As the proposed development concerns the erection of a larger dwelling house following demolition of an existing dwelling house it would still provide residential use, it is considered that the proposed development in land use terms is acceptable. Given that the proposed dwelling would not result in an uplift of units, a contribution towards affordable housing would not therefore be required in this case.

One (1) comment of support was received by the Elsworthy CAAC prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A3, A4, A5, D1, D2, H1, H4, CC1, CC2, T1 and T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 the London Plan 2021.

- 3 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).
- 4 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.

- 5 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.

- 6 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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