

Application ref: 2024/3558/P
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First Floor Flat
24 Tressillian Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land Adjacent To 49 Lambie Street
London
NW5 4AS**

Proposal: Details required by conditions 3 (detailed drawings), 7 (landscaping), 9 (living roof), 12a and 12b (contaminated land), and 13 (SUDS) of planning permission 2023/3311/P dated 24/04/2024 (Erection of a three storey dwellinghouse and associated works).

Drawing Nos: Discharge of Conditions 2023/3311/P Summary (prepared by Nikjoo, dated January 2025); A(21)-200; C(31)-101; C(31)-102; L(80)-100; L(80)-101; Living Roof General Maintenance Scheme (prepared by Bauder, dated February 2022); BauderGREEN Wildflower Blanket Technical Data Sheet (prepared by Bauder, dated 12/12/2024); Site Investigation Report (prepared by Integrum Site Services, dated 26/07/2024); Phase 1 Desk Study (prepared by Integrum Site Services, dated 12/08/2024); Geotechnical Report (prepared by Integrum Site Services, dated 15/08/2024); SuDS Maintenance Strategy 1609-SuDSMS-240712-P1 (prepared by Spillways); 1609-SPW-Z0-ZZ-DR-C-6000 P2; Camden SuDS Proforma; Proposed Hydraulic Model P3 (prepared by Spillways, dated 30/01/2025); Email from flooding consultant to explain discharge rate (dated 31/01/2025).

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

Informative(s):

1 Reasons for granting approval:

Condition 3 required the submission of detailed drawings of typical details such as windows, balustrades, parapets, planters, and associated elements. To this end, the applicant has provided coloured elevations and sections to demonstrate the materiality and dimensions of the scheme, including the various brick types and colours, window designs and opening mechanisms, and coping proposed as facing materials. These drawings have been reviewed by the Council's Urban Design Officer, who has confirmed that the details are of a suitably high quality for the site and would ensure that the appearance of the building would be acceptable and would safeguard the character of the surrounding area.

Condition 7 required the provision of details of hard and soft landscaping, including any proposed earthworks including changes in ground levels, details of a single-stemmed replacement tree that is between 12 and 14 cm in circumference at 1m above the base of the stem, and section drawings of the tree pit under the courtyard paving. To satisfy the requirements of the condition, the applicant has provided a landscaping plan, which includes details of the proposed hawthorn tree and its tree pit, along with the granite cobble stone paving, which would be set with permeable mortar to allow for drainage. The plan also includes details of the decking and planting to the roof terrace at second floor level. These details have been reviewed by the Council's Trees and Landscaping Officer; although they initially had concerns with the proposed tree species being silver birch (due to its lack of drought tolerance), this has since been amended to a hawthorn. With this change, it has been confirmed that the works would be acceptable, would adequately protect existing trees, and would achieve a high quality of landscaping, accounting for biodiversity and the water environment.

Condition 9 required full details of the living roof to be installed to the flat roof of the building, to include a scheme of maintenance, sections of the living roof, and details of the planting species. The applicant has provided details to this effect, which have been reviewed by the Council's Trees and Landscaping Officer. Following their comments, the applicant provided updated details to demonstrate a more diverse species selection with native flowering plants that would more effectively provide biodiversity enhancements, and the details are now considered to be acceptable.

Condition 12 required details relating to land contamination, including a preliminary risk assessment report, a site investigation and subsequent findings report, a remediation method statement, and a verification report (if remediation is required). The applicant provided a site investigation report, desk study, and geotechnical report, all of which have been reviewed by the Council's Contaminated Land Officer. They have confirmed that the provided documents are satisfactory to allow for the discharge of parts (a) and (b) of the condition, but noted the absence of a remediation method statement and verification report. As such, parts (c) and (d) cannot yet be discharged; the required remediation method statement should detail all remediation requirements and the final verification report will need to be produced following the completion of said remediation works. Otherwise, the details provided are sufficient to allow for part discharge of the condition.

Condition 13 required details of the sustainable drainage system, including storage capacities and surface water discharge rates/volumes. The applicant has provided a completed SuDS proforma and details of the proposed hydraulic model utilised, which have been reviewed by the Council's Sustainability and Floods Officer. Although the storage capacity would be slightly less than required for optimum discharge rates, it is accepted that the restricted space on site and other constraints of such a small residential development mean that the details are sufficient and acceptable.

Condition 14 required that a piling method statement should be submitted to and approved by the Council in the event that any piling is to take place, in order to protect the existing public sewer infrastructure, controlled waters, and structural stability of neighbouring structures. The applicant has made clear in their submission that no piling is proposed as part of the foundation design. As such, no piling method statement is required, and it is considered that the condition can therefore be treated as discharged.

The full impact of the proposed development has already been assessed under permission 2023/3311/P.

On this basis, the details provided are sufficient to allow for the full discharge of conditions 3, 7, 9, and 13 and part-discharge of condition 12 (parts a and b), as well as demonstrate that condition 14 can be considered as discharged. The details are in general accordance with policies G1, A1, A2, A3, D1, CC1, CC2, CC3, and DM1 of the London Borough of Camden Local Plan 2017. The details are also in accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 The applicant is reminded that parts (c) and (d) of condition 12 (contaminated land) of planning permission 2023/3311/P dated 24/04/2024 are still outstanding and need to be discharged before works can commence.

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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer