

DATED

2025

(1) JAMES ALLEN WAINWRIGHT and LAUREN LUCY HARRIS

and

(2) BANK OF SCOTLAND PLC

and

**(3) THE MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF CAMDEN**

A G R E E M E N T

relating to land known as

10 ABBOT'S PLACE LONDON NW6 4NP

pursuant to

**Section 106 of the Town and Country Planning Act 1990 (as amended);
s278 of the Highways Act 1980;**

Section 16 of the Greater London Council (General Powers) Act 1974;

Section 111 of the Local Government Act 1972; and

Section 1(1) of the Localism Act 2011

Andrew Maughan
Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 3935

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THIS AGREEMENT is made the

day of

2025

B E T W E E N:

- A. **JAMES ALLEN WAINWRIGHT** and **LAUREN LUCY HARRIS** of 10 Abbots Place, London NW6 4NP (hereinafter called "the Owner") of the first part
- B. **BANK OF SCOTLAND PLC** (Scot. Co. Regn. No.SC327000) whose registered office is at Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS (hereinafter called "the Mortgagee") of second part
- C. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the third part

1. **WHEREAS**

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with title absolute of the Property under Title Number NGL467292 subject to a charge to the Mortgagee.
- 1.2 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 A Planning Application for the development of the Property was submitted to the Council and validated on 5 February 2024 and the Council resolved to grant permission conditionally under reference number 2024/0458/P subject to the conclusion of this legal Agreement.
- 1.4 The Council is the local planning authority for the purposes of the Act, is the Highway Authority for the purposes of s278 of the Highways Act 1980 and is the local authority for the purposes of Section 16 of the Greater London Council (General Powers) Act 1974; Section 111 of the Local Government Act 1972; and Section 1(1) of the Localism Act 2011 for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.

- 1.5 The Council is satisfied that the Highway Works to be undertaken pursuant to this Agreement are of benefit to the public.
- 1.6 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.
- 1.7 The Mortgagee as mortgagee under a legal charge registered under Title Number NGL467292 and dated 12 June 2023 is willing to enter into this Agreement to give its consent to the same.

2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

2.1	"the Act"	the Town and Country Planning Act 1990 (as amended)
2.2	"the Agreement"	this Planning Obligation made pursuant to Section 106 of the Act
2.3	"Basement Approval in Principle Application"	an application to the Council's Highways Structural team for an approval in principle of the construction of the basement (forming part of the Development) which is to be assessed by the Council with a view to ensuring that sufficient loadings are maintained at all times at the interaction of the Development site and the Public Highway so as to ensure that the Public Highway is not compromised at any time during the Construction Phase or thereafter
2.4	"Basement Approval in Principle Contribution"	the sum of £576.80 (five hundred and seventy-six pounds and eighty pence) to be applied by the Council in event of receipt towards the assessment by the Council's Highways Structural team of the Basement Approval in Principle Application
2.5	"the Certificate of Practical Completion"	the certificate issued by the Owner's contractor architect or project manager certifying that the Development has been completed

2.6	"Construction Management Plan"	<p>a plan setting out the measures that the Owner will adopt in undertaking the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual and in the form of the Council's Pro Forma Construction Management Plan as set out in the Third Schedule hereto to ensure the Construction Phase of the Development can be carried out safely and with minimal possible impact on and disturbance to the surrounding environment and highway network including (but not limited to):-</p> <ul style="list-style-type: none"> (a) a statement to be submitted to Council giving details of the environmental protection highways safety and community liaison measures proposed to be adopted by the Owner in order to mitigate and offset potential or likely effects and impacts arising from the demolition of the Existing Buildings or structures on the Property and the building out of the Development; (b) proposals to ensure there are no adverse effects on the Conservation Area features; (c) amelioration and monitoring effects on the health and amenity of local residences site construction workers local businesses and adjoining developments undergoing construction; (d) amelioration and monitoring measures over construction traffic including procedures for notifying the owners and or occupiers of the residences and businesses in the locality in advance of major operations delivery schedules and amendments to normal traffic arrangements (if any);
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		<p>(e) the inclusion of a waste management strategy for handling and disposing of construction waste; and</p> <p>(f) identifying means of ensuring the provision of information to the Council and provision of a mechanism for monitoring and reviewing as required from time to time</p>
2.7	"the Construction Management Plan Bond"	the sum of £8,000.00 (eight thousand pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement to be used by the Council in the event of the Council undertaking actions to remedy a breach of the Construction Management Plan following the procedures set out in clause 4.3
2.8	"the Construction Management Plan Implementation Support Contribution"	the sum of £4,194.00 (four thousand one hundred and ninety-four pounds) to be paid by the Owner to the Council in accordance with the terms of this Agreement and to be applied by the Council in the event of receipt for the review and approval of the draft Construction Management Plan and verification of the proper operation of the approved Construction Management Plan during the Construction Phase
2.9	"the Construction Phase"	<p>the whole period between</p> <p>(a) the Implementation Date and</p> <p>(b) the date of issue of the Certificate of Practical Completion</p>
2.10	"the Council's Considerate Contractor Manual"	the document produced by the Council from time to time entitled "Guide for Contractors Working in Camden" relating to the good practice for developers engaged in building activities in the London Borough of Camden
2.11	"the Development"	erection of a basement extension, single storey side and infill extension, and roof extension. Various associated alterations including fenestration and glazing changes, replacement of dormer, relocation of entrance door to front façade, and alteration of existing boundary wall as shown on drawing numbers:- Location Plan; AL(00)00; AL(00)01; AL(00)02; AL(00)03; AL(00)04; AL(00)05; AL(00)06;

		AL(00)07; AL(00)08; AL(00)09; AL(01)01; AL(01)02; AL(01)03; AL(01)04; AL(02)01; AL(02)02; AL(02)03; AL(02)04; AL(02)05; AL(03)01; AL(03)02; AL(10)01; AL(10)02; AL(10)03; AL(10)04; AL(10)05; AL(10)06; Design and Access Statement (prepared by REES Architects, dated January 2023); Basement Impact Assessment 0675.02 Rev B (prepared by Qaim Structures, dated 19/11/2024); Basement Impact Assessment Audit F1 (prepared by Campbell Reith, dated 18/12/2024); Arboricultural Report (prepared by Merewood, dated 19/12/2023); Flood Risk Assessment & Drainage Strategy 1197-C-RP-0001 P02 (prepared by CUBE Consulting Engineers, dated 20/11/2024); Building Damage Assessment Report Issue 4 (prepared by Earth Water, dated 20/11/2024)
2.12	"the Existing Buildings"	the buildings existing on the Property as at the date of this Agreement
2.13	"the Implementation Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly
2.14	"Occupation Date"	the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
2.15	"the Parties"	mean the Council the Owner and the Mortgagee
2.16	"the Planning Application"	a planning application in respect of the development of the Property submitted to the Council and validated on 5 February 2024 for which a resolution to grant permission has been passed conditionally under reference number 2024/0458/P subject to conclusion of this Agreement
2.17	"Planning Obligations Monitoring Officer"	a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
2.18	"the Planning Permission"	a planning permission granted for the Development substantially in the draft form annexed hereto

2.19	"the Property"	the land known as 10 Abbot's Place, London, NW6 4NP the same as shown shaded grey on the plan annexed hereto
2.20	"the Public Highway"	any carriageway footway and/or verge adjoining the Property maintainable at public expense

3. **NOW THIS DEED WITNESSETH** as follows:-

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and is also made in pursuance of Section 278 of the Highways Act 1980, Section 16 of the Greater London Council (General Powers) Act 1974, Section 111 of the Local Government Act 1972 and Section 1(1) of the Localism Act 2011 and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies, corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7, 8 and 9 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.
- 3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.
- 3.7 The Parties save where the context states otherwise shall include their successors in title.

4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

4.1 BASEMENT APPROVAL IN PRINCIPLE

4.1.1 On or prior to the Implementation Date to:-

- (a) Submit to the Council for approval the Basement Approval in Principle Application; and
- (b) pay to the Council the Basement Approval in Principle Contribution

4.1.2 Not to Implement or permit Implementation of any part of the Development until such time as:

- (a) the Council has approved the Basement Approval in Principle Application as demonstrated by written notice to that effect; and
- (b) the Council has received the Basement Approval in Principle Contribution in full.

4.2 CONSTRUCTION MANAGEMENT PLAN

4.2.1 On or prior to the Implementation Date to:

- (a) pay to the Council the Construction Management Plan Implementation Support Contribution in full; and
- (b) submit to the Council for approval a draft Construction Management Plan.

4.2.2 Not to Implement nor allow Implementation of the Development until such time as the Council has:

- (a) received the Construction Management Plan Implementation Support Contribution in full; and
- (b) approved the Construction Management Plan as demonstrated by written notice to that effect.

4.2.3 The Owner acknowledges and agrees that the Council will not approve the Construction Management Plan unless it demonstrates to the Council's reasonable

satisfaction that the Construction Phase of the Development can be carried out safely and with minimal possible impact on and disturbance to the surrounding environment and highway network.

- 4.2.4 To ensure that throughout the Construction Phase the Development shall not be carried out otherwise than in strict accordance with the requirements of the Construction Management Plan and not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Construction Management Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance.

4.3 CONSTRUCTION MANAGEMENT PLAN BOND

- 4.3.1 On or prior to the Implementation Date to pay to the Council the Construction Management Plan Bond in full.
- 4.3.2 Not to Implement nor allow Implementation of the Development until such time as the Council has received the Construction Management Plan Bond in full.
- 4.3.3 Following Implementation and in the event that the Council investigates and finds that there is a breach of the approved Construction Management Plan the Council will notify the Owner giving notice of the details of the breach.
- 4.3.4 The Owner must once notified by the Council in accordance with Clause 4.3.3 acknowledge the notice within 24 hours of being notified and:
- (a) where a breach is acknowledged take such action as necessary to successfully remediate the breach within three working days of receipt of the notice or in the event of there being safety concerns or a repeat breach such lesser period as may be reasonable in the circumstances as set out in the notice, to the written satisfaction of the Council (Provided That such written satisfaction may be provided after the relevant notice period); or
 - (b) where a breach is disputed provide the Council with a written response with its acknowledgement and if on review of that response the Council still considers a breach to subsist to take such action as necessary to successfully remediate

the breach within two working days of receipt of the Council's further notification or in the event of there being safety concerns or a repeat breach such lesser period as may be reasonable in the circumstances to the written satisfaction of the Council (Provided That such written satisfaction may be provided after that two working day period).

4.3.5 In the event the Owner does not comply with the obligations in 4.3.4 (a) or (b) the Council may take action to execute or complete the relevant part or parts of the approved Construction Management Plan specified in the notice served under clause 4.3.3 by its own employees or by contractors or take any other action necessary to investigate and/ or enforce compliance with the approved Construction Management Plan and recover its reasonable and proper costs in connection with and/or arising from the carrying out of such actions from the Construction Management Plan Bond up to the maximum sum of the Construction Management Plan Bond.

4.3.6 The Owner shall notify the Council of completion of the Construction Phase and Occupation of the Development and within twenty eight (28) days of that notification the Council shall repay to the Owner the Construction Management Plan Bond less any deductions properly made under clause 4.3.5.

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.

5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting planning reference 2024/0458/P the date upon which the Development will be ready for Occupation.

5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.

- 5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall jointly and severally indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.
- 5.5 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) provide through its Borough Solicitor a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.
- 5.6 Submission of any plan for approval by the Council under the terms of this Agreement shall be made by the Owner to the Council sending the full document and any appendices in electronic format (where practicable) to the Planning Obligations Monitoring Officer referring to the names dates and Parties to this Agreement and citing the specific clause of this Agreement to which such plan relates quoting the Planning Permission reference 2024/0458/P.
- 5.7 Payment of any contribution pursuant to Clause 4 of this Agreement shall be made by the Owner to the Council sending the full amount via electronic transfer (where practicable). The Owner shall notify the Planning Obligations Monitoring Officer that payment has been made referring to names date and Parties to this Agreement and citing the specific clause of this Agreement to which such contribution relates quoting the planning reference 2024/0458/P. Electronic Transfer be made directly to National Westminster Bank of Hampstead Village, Enfield Customer Service Centre, PO Box 145 Baird Road Middlesex EN1 1FN quoting Sort Code 50-30-03 and London Borough of Camden General Account no. 24299480.
- 5.8 All consideration given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against any such value

added tax properly payable on any sums paid to the Council under this Agreement upon presentation of an appropriate value added tax invoice addressed to the Owner.

- 5.9 Any sums referred to in this Agreement as payable or to be applied by any party other than the Council under this Agreement shall be paid or applied TOGETHER WITH if such payment or application is made more than three months from the date of this Agreement a further sum ("A") being equal to the original sum payable ("B") multiplied by a figure being a fraction of which the All Items of Retail Prices ("the AIIRP") figure last published by the Office for National Statistics at the date hereof is the denominator ("X") and the last AIIRP figure published before the date such payment or application is made ("Y") less the last published AIIRP figure at the date hereof ("X") is the numerator so that

$$A = B \times \frac{(Y-X)}{X}$$

- 5.10 All costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the Base Rate of the National Westminster Bank plc from time to time being charged from the date such payment is due until payment is made.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-

- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Placeshaping Service, Urban Design and Development Team, 2nd Floor, 5 Pancras Square, London, N1C 4AJ and sent to planning obligations on PlanningObligations@camden.gov.uk quoting the planning reference number 2024/0458/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.
- 6.2 This Agreement shall be registered as a Local Land Charge.

- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement and its monitoring fees on or prior to the date of completion of the Agreement.
- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 6.6 Neither the Owner nor the Mortgagee nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which he she they or it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of Development this Agreement shall forthwith determine and cease to have effect.

7. **MORTGAGEE EXEMPTION**

- 7.1 The Mortgagee hereby consents to the completion of this Agreement and agrees to be bound by it and to the same being registered at the Land Registry as provided in

Clause 6.4 hereof and for the avoidance of doubt agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession of the Property.

- 7.2 The Parties agree that the obligations contained in this Agreement shall not be enforceable against any mortgagee or chargee of the whole or any part of the Property unless it takes possession of the Property in which case it will be bound by the obligations as a person deriving title from the Owner.

8. **JOINT AND SEVERAL LIABILITY**

All Covenants made by the Owner in this Agreement are made jointly and severally and shall be enforceable as such.

9. **RIGHTS OF THIRD PARTIES**

The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner and the Mortgagee have executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY)
JAMES ALLEN WAINWRIGHT)
in the presence of:)

.....
Witness Signature

Witness Name:

Address:

Occupation:

**CONTINUATION OF S106 AGREEMENT IN RELATION TO
10 ABBOT'S PLACE LONDON NW6 4NP**

EXECUTED AS A DEED BY)
LAUREN LUCY HARRIS)
in the presence of:)

.....
Witness Signature

Witness Name:

Address:

Occupation:

**CONTINUATION OF S106 AGREEMENT IN RELATION TO
10 ABBOT'S PLACE LONDON NW6 4NP**

EXECUTED AS A DEED BY)
BANK OF SCOTLAND PLC)
acting by a Director and its Secretary)
or by two Directors)
or by a Director and a Witness)

.....

Director

.....
Director/Secretary/ Witness

Witness Name:

Address:

Occupation:

**CONTINUATION OF S106 AGREEMENT IN RELATION TO
10 ABBOT'S PLACE LONDON NW6 4NP**

**THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:-)**

.....
Authorised Signatory

THE FIRST SCHEDULE
Plan

10 Abbot's Place - 2024/0458/P



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THE SECOND SCHEDULE
Draft Planning Permission

Application ref: 2024/0458/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Date: 9 January 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Rees Architects
7a Ezra Street
1st Floor
London
E2 7RH

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
10 Abbot's Place
London
NW6 4NP

DECISION
Proposal:
Erection of a basement extension, single storey side and infill extension, and roof extension. Various associated alterations including fenestration and glazing changes, replacement of dormer, relocation of entrance door to front façade, and alteration of existing boundary wall.

Drawing Nos:

Location Plan; AL(00)00; AL(00)01; AL(00)02; AL(00)03; AL(00)04; AL(00)05; AL(00)06; AL(00)07; AL(00)08; AL(00)09; AL(01)01; AL(01)02; AL(01)03; AL(01)04; AL(02)01; AL(02)02; AL(02)03; AL(02)04; AL(02)05; AL(03)01; AL(03)02; AL(10)01; AL(10)02; AL(10)03; AL(10)04; AL(10)05; AL(10)06; Design and Access Statement (prepared by REES Architects, dated January 2023); Basement Impact Assessment 0675.02 Rev B (prepared by Qaim Structures, dated 19/11/2024); Basement Impact Assessment Audit F1 (prepared by Campbell Reith, dated 18/12/2024); Arboricultural Report (prepared by Merewood, dated 19/12/2023); Flood Risk Assessment & Drainage Strategy 1197-C-RP-0001 P02 (prepared by CUBE Consulting Engineers, dated 20/11/2024); Building Damage Assessment Report Issue 4 (prepared by Earth Water, dated 20/11/2024).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

Location Plan; AL(00)00; AL(00)01; AL(00)02; AL(00)03; AL(00)04; AL(00)05; AL(00)06; AL(00)07; AL(00)08; AL(00)09; AL(01)01; AL(01)02; AL(01)03; AL(01)04; AL(02)01; AL(02)02; AL(02)03; AL(02)04; AL(02)05; AL(03)01; AL(03)02; AL(10)01; AL(10)02; AL(10)03; AL(10)04; AL(10)05; AL(10)06; Design and Access Statement (prepared by REES Architects, dated January 2023); Basement Impact Assessment 0675.02 Rev B (prepared by Qaim Structures, dated 19/11/2024); Basement Impact Assessment Audit F1 (prepared by Campbell Reith, dated 18/12/2024); Arboricultural Report (prepared by Merewood, dated 19/12/2023); Flood Risk Assessment & Drainage Strategy 1197-C-RP-0001 P02 (prepared by CUBE Consulting Engineers, dated 20/11/2024); Building Damage Assessment Report Issue 4 (prepared by Earth Water, dated 20/11/2024).

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

- 4 Notwithstanding any indication given on the approved plans, the windows to the front elevation at ground and first floor level of the development hereby permitted (as shown by drawing 'AL(02)01') shall be finished in white timber.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding any indication given on the approved plans, the roof extension hereby permitted (as shown by drawings 'AL(02)02' and 'AL(01)04') shall be finished in slate to match the existing roof.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of excavation works, details of how the historic boundary wall to the front of the application site will be protected and retained throughout the duration of the works shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the application site and the character of the area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "B.S. 5837 Arboricultural Report Implications Assessment" by Merewood Arboricultural Consultancy Services dated 19/12/2023. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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.

- 8 Prior to the commencement of the planting stage, 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. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, as well as details of at least one replacement tree. 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.

- 9 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.

- 10 The development shall not be carried out other than in strict accordance with the methodologies, recommendations, and requirements of the Flood Risk Assessment & Drainage Strategy by CUBE Consulting Engineers, ref. 1197-C-RP-0001 P02 dated 20/11/2024 and the sustainable drainage scheme for the site completed in accordance with these submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed Drainage Maintenance Strategy.

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, and CC3 of the London Borough of Camden Local Plan 2017.

- 11 The development hereby approved shall achieve a maximum internal water use of 110 litres/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.

- 12 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (0675.02 Rev B prepared by Qaim Structures, dated 19/11/2024) and Basement Impact Assessment Audit F1 (prepared by Campbell Reith, dated 18/12/2024) 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.

- 13 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.

Informative(s):

1 Reasons for granting permission:

The application site is a two storey detached building located on the north side of Abbot's Place, close to the intersection with Priory Road. It was originally constructed as a studio within the rear garden of 41 Priory Road, and as such has a modest appearance, particularly in relation to the buildings on Priory Road. The site is located within the Priory Road Conservation Area though is not recognised as a positive contributor and is not listed.

The proposal involves a number of works to the building, including the excavation of a basement below the footprint of the building, the relocation of the front entrance, the erection of a side extension, and the erection of a roof extension.

The proposed basement would be modestly sized and located entirely under the footprint of the building (including the proposed rear extension at ground level); no part of the basement extends further into the garden than the existing house or proposed extension. Additionally, there would be little external manifestation and the associated lightwell sits behind the boundary wall facing onto Abbot's Place, meaning there would be little public visibility. There would be no external access into the basement, with the only access being through an internal staircase leading into the ground floor entrance hall. As such, the proposed basement would be a subordinate addition that would have minimal impact on the host property and would preserve the character and appearance of the conservation area, reading as discrete and appropriate.

A basement impact assessment (BIA) was also submitted, which was independently audited by Campbell Reith in accordance with Policy A5. The assessment demonstrated that the proposals would not cause harm to neighbouring properties or the structural, ground, or water conditions of the area. Conditions attached to this decision will ensure that a suitably qualified chartered engineer will be appointed to oversee the permanent and temporary construction works and that the development will only be carried out in strict accordance with the audited and approved BIA. Additionally, details of how the historic boundary wall to the front of the site will be protected and retained are secured by condition.

At ground level, it is proposed to erect an infill corner extension to the east side of the property, as well as relocate the main entrance from this elevation to the front elevation (facing Abbot's Place). As with the basement lightwell, much of the proposed elevation would be screened by the boundary wall, so there would be fairly limited visibility. Regardless, the relocation of the door would be an appropriate alteration, and the proposed design and materiality are acceptable. The infill extension is very modest in size, and would not increase any further in depth than the existing porch structure to the east elevation. This would create a more uniform elevation and would be constructed of brickwork to match the existing property. Black metal doors would lead from the house onto the patio, and would be acceptable additions. The works at ground level would be modest additions that would retain the character and proportions of the building.

Above ground level, it is proposed to erect a roof extension above the existing flat roof and the proposed infill extension, resulting in a more uniform and consistent roof shape. Additionally, the existing dormer is to be replaced and finished in lead cladding. The extension would match the existing tiles and slope, so would read as a natural and appropriate addition, and the use of slate is secured by condition. To the rear, new rooflights would be installed in broadly similar locations to the existing rooflights. These would be conservation style and obscure glazed. There would be limited public visibility of these rooflights (or indeed the roof extension), and the additions would be in keeping with the character of the building and the wider area.

- 2 It is also proposed to replace existing windows and install some new ones, with varied designs but all in timber. To the front of the property, there are three existing ground floor windows; one is proposed to be replaced like-for-like within the existing opening, one is proposed to be removed to allow for the new entrance door, and one is proposed to be replaced and enlarged so that it would match the other replaced window. At first floor level, the dormer window would be replaced like-for-like. All windows to the front elevation at ground and first floor level would be white timber, which is secured by condition to preserve the appearance of the building. The new windows to the basement lightwell and to the rear would be black timber and would have limited public visibility due to their positioning. As such, the window replacements are acceptable and would match the appearance and respect the character of the property.

Overall, the works proposed to the property would be of an appropriate siting, scale, design, and materiality, and would therefore be acceptable additions. As such, the development is considered not to harm the character and appearance of the host building, nor the wider conservation area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In terms of amenity impact, it is not considered that the proposed extensions or additions would result in unacceptable harm to neighbouring amenity. The massing added by the proposed infill and roof extensions would be modest and would largely square off the existing building rather than extend beyond its main structure. Additionally, the positioning of the host building relative to neighbouring properties would mean that it would not be likely for there to be a significant impact due to distances and orientation. As such, it is considered that there would not be a significant impact in terms of daylight and sunlight or outlook. Additionally, none of the proposed windows would introduce new opportunities for overlooking, so there is not considered to be an impact in terms of privacy or overlooking either.

As a result of the extensive excavation works required for the proposed basement, it would be necessary to secure a Construction Management Plan and associated Implementation Support Contribution of £4,194, as well as an Impact Bond of £8,000. This would help ensure that the proposed development is carried out without unduly affecting neighbouring amenity or the safe and efficient operation of the local highway network in this predominantly residential area. Additionally, given the proximity of the basement and lightwell excavation to the public highway (footway) on Abbot's Place, it would be necessary to secure an Approval in Principle and associated assessment contribution of £576.80, which would ensure that the structural stability of the public highway is maintained throughout the excavation and construction process. The application has been reviewed by the Council's Transport Officer, who has confirmed that the proposal is acceptable, subject to the obligations set out above.

The application site is located in an area of flood risk, given that it is sited within the Priory Local Flood Risk Zone. As such, a Flood Risk Assessment and Drainage Report have been provided to demonstrate that the property would not be at risk of flooding. These include the implementation of mitigation measures such as drainage in the lightwell area, 300mm freeboard, and the use of non-return valves. A condition attached to this decision would secure compliance with the methodologies, recommendations, and requirements of the Flood Risk Assessment and Drainage Report.

- 3 The proposal involves the removal of one small category C tree internal to the site in order to facilitate development. The tree is of minimal public visibility and is considered not to significantly contribute to the character of the area; as such, its removal would be acceptable, provided replacement planting is carried out, which is secured by condition. The impact of the scheme on the trees to be retained is acceptable, and the tree protection details considered sufficient to demonstrate that the retained trees will be adequately protected throughout development. Tree protection is also secured by condition.

No objections were received prior to this decision being made. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, A2, A3, A5, D1, D2, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the National Planning Policy Framework 2024 and the London Plan 2021.

- 4 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).
- 5 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.
- 6 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.

- 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 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because the application is a Householder Application.

+ Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

9 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

+ Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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-householder-planning-decision.](https://www.gov.uk/appeal-householder-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

Supporting Communities Directorate

THE THIRD SCHEDULE
Pro Forma
Construction Management Plan

The Council has produced a pro-forma Construction Management Plan that can be used to prepare and submit a Construction Management Plan to meet technical highway and environmental health requirements. This document should be prepared, submitted and receive approval from the Council well in advance of works starting.

The pro-forma Construction Management Plan can be found on the Council's website at:-

<https://www.camden.gov.uk>

Please use the Minimum Requirements (also available on the Council's website) as guidance for what is required in the CMP and then download the Construction Management Plan

It should be noted that any agreed Construction Management Plan does not prejudice further agreement that may be required for things such as road closures or hoarding licences