

Address:	8 Elsworthy Road London NW3 3DJ		5
Application Number:	2012/5897/P	Officer: Christopher Heather	
Ward:	Swiss Cottage		
Date Received:	01/11/2012		
Proposal: Erection of building (incorporating part of retained existing building - roof and internal walls) comprising basement, ground and two upper floors for use as a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse (Class C3) including all external walls).			
Drawing Numbers: 8ELS-001 P3; 8ELS-002 P3; 8ELS-020 P3; 8ELS-030 P2; 8ELS-050 P1; 8ELS-051 P1; 8ELS-060 P1; 8ELS-070 P1; 8ELS-100 P5; 8ELS-101 P5; 8ELS-200 P6; 8ELS-300 P5; 8ELS-301 P4;			
Supporting Documents: Design and Access Statement (Ref: 8ELS-B-PL121031 P2); Planning Statement; Report on Trial Pit Investigation (Ref: G/111112/003); Arboricultural Impact Assessment and Method Statement (22 January 2013); Basement Impact Assessment: Addendum - Revised Methodology since Commencement (Revision B); Rear Elevation Steelwork Installation by DBS (Ref: DBS/12412, Issue B); Current Planning Queries – May 2013 by DBS (Ref: DBS/12412/CPQ/01/B); Method Statement for the Removal of Front Underpinning and Construction of Lightwell by Basestore Basements Limited (Ref BS0040, dated 25 April 2013); Method Statement for the Removal of Flank Wall Underpinning and Construction of 450mm RC Foundations (BS0041, dated 25 April 2013)			
RECOMMENDATION SUMMARY: Grant conditional permission subject to Section 106 Legal Agreement			
Related Application Date of Application:	Conservation Area Consent 01/11/2012		6
Application Number:	2012/5933/C		
Proposal: Substantial demolition of existing dwellinghouse (Class C3) including all external walls.			
Drawing Numbers: 8ELS-001 P3; 8ELS-002 P3; 8ELS-020 P3; 8ELS-030 P2; 8ELS-050 P1; 8ELS-051 P1; 8ELS-060 P1; 8ELS-070 P1; 8ELS-100 P5; 8ELS-101 P5; 8ELS-200 P6; 8ELS-300 P5; 8ELS-301 P4.			
Supporting Documents: Design and Access Statement (Ref: 8ELS-B-PL121031 P2); Planning Statement;			
RECOMMENDATION SUMMARY: Grant Conditional Conservation Area Consent			

Applicant:	Agent:
Michael Preedy Shore Securities Ltd 115 Boundary Road London NW8 0RG	Felix Finkernagel Finkernagel Ross Architects Studio 215 Stratford Workshops Burford Road London E15 2SP

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>C3 Dwelling House</i>		<i>427m²</i>
Proposed	<i>C3 Dwelling House</i>		<i>651m²</i>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>							1		
Proposed	<i>Flat/Maisonette</i>							1		

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	1	0
Proposed	1	0

OFFICERS' REPORT

Reason for Referral to Committee: Demolition of a building within a Conservation Area [clause 3(v)].

1. SITE

- 1.1 The site is a single family dwellinghouse on the northern side of Elsworthy Road. It is part of a terrace of 10 properties between Elsworthy Rise and Primrose Hill Road. It was constructed with a small basement, ground floor, first floor, and second floor, to contain 7 bedrooms. The building has partially collapsed following the implementation of a previous planning permission (Ref: 2011/3214/P). The site is not listed but is within the Elsworthy Conservation Area, the Conservation Area Appraisal and Management Strategy (CAAMS) notes it as being a positive contributor.

2. THE PROPOSAL

- 2.1 The development is for the substantial demolition of the building, which creates the need for the Conservation Area Consent. Most of the rear wall collapsed, and the remaining walls have suffered damage. Planning permission is sought for the construction of a replacement building to replicate what was there, with the basement, extensions and other alterations approved previously.

3. RELEVANT HISTORY

- 3.1 **July 2011:** Planning permission (Ref: 2012/3214/P) granted for "Enlargement of existing cellar basement to include front and rear lightwells, erection of rear ground floor level extension, remodelling of roof at rear including removal of rear second floor level balcony and enlargement to form a mansard style roof, external alterations to front, rear and side windows, and erection of replacement single storey outbuilding in rear garden all in connection with existing single-family dwellinghouse (Class C3).
- 3.2 **May 1971:** Planning permission (Ref: 11138) granted for "The erection of three garages at the end of the garden of 8 Elsworthy Road, and the provision of a means of access on to King Henry's Road".
- 3.3 **May 1971:** Planning application (Ref: 11233) granted for "The formation of two self-contained flats on the second floor of 8 Elsworthy Road, and the alteration to the front and rear elevations".
- 3.4 **July 1972:** Planning permission (Ref: 14193) granted for "The erection of 3 garages at the rear of 8 Elsworthy Road".
- 3.5 **October 1965:** Planning permission (Ref: CTP/H8/15/1/1031) granted for "Conversion of the top floor at 8 Elsworthy Road, Camden into two self-

contained flats, alterations to the external appearance by building up of front and rear main walls and setting back of kitchen extension at side”.

4. CONSULTATIONS

Conservation Area Advisory Committee

- 4.1 The Elsworthy CAAC has commented that it is extremely regrettable that this situation has arisen. If permission is to be granted then it needs to be established that there are no alternatives, and that any replacement building is constructed using the original materials to maintain the existing character and appearance.

Local Groups

- 4.2 None consulted.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	11
<i>Total number of responses received</i>	4
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.3 A site notice was displayed from 22 January 2013 until 12 February 2013 and a press notice placed in the Ham and High on 31 January 2013 which expired on 21 February 2013. Letters were sent to 18 occupiers of neighbouring properties.
- 4.4 The letters received are not specifically objecting. There are concerns raised about the situation and the damage that has been caused, and an emphasis on ensuring that a suitable resolution is found to ensure that no further damage is caused. Other concerns relate to alleged attempts to fell a healthy tree to the rear, and the need to ensure that the property is safely secured and that monitoring is in place.

5. POLICIES

5.1 **National Planning Policy Framework (NPPF) (2012)**

On 27 March 2012 the government published the NPPF. The policies contained within it are material considerations which should be taken into account in determining planning applications.

5.1 **LDF Core Strategy and Development Policies**

CS1 (Distribution of growth)

CS4 (Areas of more limited change)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
CS18 (Dealing with our waste and encouraging recycling)
CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)
DP28 (Noise and vibration)

5.2 **Supplementary Planning Policies 2011 (as amended)**

CPG 1 Design
CPG 2 Housing
CPG 3 Sustainability
CPG 4 Basements
CPG 6 Amenity
CPG 7 Transport
CPG 8 Planning obligations

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application and summarised as follows:

- Basement and structural matters
- Conservation and design
- Quality of the resulting residential accommodation
- Neighbouring amenity
- Highways and transportation
- Trees and landscaping
- Sustainability
- Section 106 / Planning obligations
- CIL

Basement and structural matters

6.2 The specific problems caused by the partial collapse are fundamental to the current application, and it is vital that before permission can be

granted for these applications that it is understood why the problems occurred and how the building will be re-constructed. This is necessary to ensure that further problems do not transpire. Policy DP27 and CPG4 provide a framework for assessing applications for basements. The information submitted in support of this planning application, as well as that submitted for 2012/3214/P, has been independently assessed by consultants. The independent consultants have expertise in the three main areas identified in policy DP27 (maintaining structural stability, avoiding adversely affecting drainage and run-off, and avoiding cumulative impacts upon structural stability of the water environment).

- 6.3 The Council's brief to the consultants was to:
1. Compare the information submitted with the application to the methodology within CPG4;
 2. Confirm that the methodologies used are appropriate to the scale of the proposals and the nature of the site;
 3. Confirm that the conclusions have been arrived at based on the necessary evidence and considerations in a reliable, transparent manner, by suitably qualified professionals, with sufficient attention paid to risk assessment and use of conservative engineering values/estimates;
 4. Confirm that the conclusions are robust and accurate, and contain detailed mitigation in order to accord with policy DP27;
 5. Raise any reasonable concerns about the technical content of the submission which would need to be addressed through further submission, and when this is required to be submitted ¹;
 6. Raise any relevant considerations in respect of the structural integrity of the neighbouring properties which may be unknown or unaccounted for, or which would be necessary following the grant of planning permission.
- 6.4 In response to this the consultants have appraised the information submitted with the planning application, and requested significant additional information in order to reach their conclusions. The consultants undertook two site visits, one on 22 April 2013, and the other on 30 April 2013. Both were attended by the case officer and the architect. The first conclusion is that the broad approach of demolition and re-build is the correct one, and to do anything else would not be feasible.
- 6.5 The applicant has advised that the collapse occurred on 7 August 2012. This followed the underpinning of both flank/party walls in late July 2012, whereupon the bulk excavation of the basement had proceeded. Some cracks had developed in the party wall shared with 6 Elsworthy Road. Ground movements appear to have occurred alongside the flank wall, and beneath the paths to both number 8 and

¹ Please note that this is related to point 4 in that if there is information missing to fully satisfy policy DP27 then the question arises if it is sufficient to require this through condition rather than prior to permission being granted.

10 Elsworthy Road, which were attributed to defects in the cast iron drain pipes beneath these paths. Horizontal props to the underpins were installed after the movement had occurred, and subsequently replaced by more robust props and walers which have been in place since.

- 6.6 The applicant's documentation concluded that the reasons for the collapse were that:
- The safe bearing capacity of the London Clay was lower than previously identified;
 - The movements of the flank wall to number 8 "were so complex that it is difficult to pinpoint a single cause" although the movement was considered to be related to leakage from the defective cast iron drain;
 - The temporary works were less stiff than the original structure which may have exaggerated the damage which occurred.
- 6.7 Since the collapse further trial pits have taken place. Also, 3D target monitoring has taken place at regular intervals to record any movements of various points on the site and adjacent to it. Method statements have also been submitted.
- 6.8 On site it was advised that the flank wall has moved by approximately 180mm in the vicinity of the manholes, and 150mm at the front corner of the house, with some lesser movement reported at the position of the rear wall. The consultants advice is that the condition of the 'dry pack' could be the source of *some* of this movement, but for this level of movement to occur the ground beneath the underpins to the flank wall must have failed. There is agreement with the applicant that the causes of the failure are complex and lateral. Abnormal softening of the London clay caused by prolonged leakage of water from defective drains is unlikely to occur over 1m below the drain - if it had, it should have been noticed when the underpins were excavated. The most likely explanation is a punching type bearing failure, which would involve shallow rotational movements in the weaker than anticipated clay. This is therefore important to the design of the replacement foundations, and careful examination of the clay would be required. In the interim the poorly compacted nature of several areas of the dry pack mortar, the abnormal depths of dry pack used, and the poorly cemented nature of the old foundations is evident in places and raises the possibility that some areas of the walls are inadequately supported.
- 6.9 The consultants have advised that they consider the expertise of the authors of the most recent Basement Impact Assessment (which is an addendum of the original) to be appropriate. The absence of a Chartered Geologist has been satisfactorily covered by the expertise of the consultant. They consider that the general approach to the taking down and re-building of the external walls would be appropriate, but have advised on the need for additional information on a number of

other matters. Detailed conditions have been drafted by the consultant and officers agree that these be secured.

- 6.10 Therefore, returning to the Council's brief, the consultants have assessed all the information submitted, and have requested information that they considered necessary. Although they can point to a probable cause for the collapse it is not 100% certain, but it appears that as much investigation of the issue as possible has been undertaken. The consultant's conclusion is that with the imposition of the conditions they recommend the proposal would meet the methodology of CPG4, and DP27. This would ensure a level of robustness and accuracy that would suggest that the damage that has been done can be rectified through the granting of planning permission and conservation area consent. They note that this is all dependent on the best practice being followed in both design and construction, and with the detailed conditions attached there is no reason to suggest that the scheme would not proceed to a safe and satisfactory conclusion. The proposal is considered to accord with policy DP27.

Conservation and design

- 6.11 The relevant policies are CS14 and DP24, as well as CPG1 on Design. The building is held up by scaffolding and the proposal is to demolish the external walls of the building in sections, which would allow the much of the roof to be maintained. A replacement building would be constructed to match what was there before with the addition of the extended basement, a rear extension and other alterations that were approved in July 2011.
- 6.12 The site is within the Elsworthy Conservation Area, and falls within Sub-Area 2 King Henry's Road. Although listed as a positive contributor to the conservation area within the CAAMS the current state of the building is such that it now has a negative contribution. The building was constructed as part of a wider group in the late 19th Century. Many of the buildings within the terrace have had substantial roof extensions to the front elevation, which have significantly altered their appearance. The site does retain the prominent half hipped gable, the applied timber detailing at first floor level and the simple brickwork and painted stucco embellishment.
- 6.13 The potential for retaining as much of the existing building has been rigorously investigated within the constraints of structural engineering. The independent consultants have advised that the approach proposed is considered most realistic, and conservation officers are therefore satisfied. Many of the internal walls would be retained as would the staircase. Whether or not the front façade and side walls could be retained has been considered but this is not achievable in practical terms. The front and side walls have been damaged beyond repair, with large cracks in the brickwork, significant damage caused to the cills and lintels, and parts of the walls have dropped and tilted significantly. To retain these features and re-build would be a complex

operation and result in a building which would be very patched and scarred. Therefore, conservation officers agree demolishing the building is the appropriate action in this unusual situation from a conservation point of view.

- 6.14 Ensuring that the replacement building is appropriate is crucial, and the end result requires a building which matches the building's former appearance as closely as possible. The proposal is to demolish and re-build an elevation at a time, and with conditions to control the materials, is considered achievable.
- 6.15 However, there would be some differences between the original dwelling and the end result, because the alterations and extensions approved previously are also proposed to be constructed. Planning permission (Ref: 2012/3214/P) allowed for the remodelling of the existing roof and second floor conservatory and balcony, with a mansard roof with dormer window formed instead. New timber sliding sash windows were proposed in the front and rear elevations. A small projection was in the main rear wall of the property and this was proposed to be removed and replaced by a ground floor roofed extension that would project 4.3m beyond the main rear wall of the house. A basement was approved which covered the entire footprint of the house and extended 6.5m beyond the rear of the house. It was to a depth of 3m below the ground floor level (which compares to the 1.6m depth of the existing space) and protrude to a maximum height of 1.45m above ground level. To the front two lightwells were approved.
- 6.16 All of these features were considered acceptable previously, and despite the change in circumstances on site, there has been no change in policy which would imply that these are no longer acceptable. Therefore, a facsimile reproduction of what would have been the end result is considered acceptable in conservation and design terms.
- 6.17 It is important to note that the previous planning permission also included the removal of an existing shed and its replacement with a freestanding building which was to be used as a storage area and study area. The shed has now been removed. The replacement building does not form part of the current application, as it was a physically separate from the main house. Therefore, whilst the partial collapse has made it impossible for the applicant to construct the approved extensions to the main building without the consent and permission that this report is concerned with, the freestanding building can be built in accordance with the approved drawings for this previous application. Whilst the ability of the applicant to construct this is a material consideration, given that the proposal is to re-build the house to the same dimensions as before with the addition of the previously approved extensions the resulting site layout would be the same as was previously found to be acceptable.

Quality of the resulting residential accommodation (including access)

- 6.18 Policies CS6, DP6, DP26, and DP28 are of relevance, as is CPG2 on Housing, which aim to ensure a suitable standard of residential accommodation. Some of the considerations for this application differ from those which were assessed when the previous planning permission was granted, because the latter was altering an existing dwelling whereas this is technically the construction of a new dwelling. The end result would be a large single family dwellinghouse, which would provide an excellent quality of accommodation. The basement would contain two bedrooms to the front of the house, storage space and a media room in the middle, and a gym and family room to the rear. Above that the layout would be similar to that of the previous dwelling. The ground floor would contain the main living accommodation. The first floor would provide for 3 bedrooms with another 4 on the floor above, which matches what was there.
- 6.19 Although it would be largely a new house, the retention of many of the internal walls and the staircase would make it difficult for the proposal to fully accord with the principle of lifetime homes. However, there is no worsening of the situation and so this is considered acceptable.

Neighbouring amenity

- 6.20 The relevant policies are CS5 and DP26, as well as CPG6 on Amenity. The land use would not change, and a residential use would remain in a predominantly residential area. The impact of the external changes to the original building was previously considered acceptable. There is a boundary wall on either side which measures approximately 2m in height, with vegetation in the gardens of the two neighbours. The proposed extensions would cause no harm to neighbouring premises in terms of loss of amenity such as in terms of enjoyment of light and privacy. Any potential for overlooking from the roof storey would be less than at present second floor balcony to be removed, and would not be intrusive.

The most significant impact on neighbours is caused by the present situation, and to allow for this to be rectified would be extremely positive. The detail of the issues raised and how to correct them are within the *Basement and structural matters* section above. It is considered necessary to require the applicant to sign up to a Construction Management Plan (CMP) to ensure that any further disruption is minimised. This judgement is taken in the knowledge that much of the excavation has already taken place.

Highways and transportation

- 6.21 The site is within walking distance of both Chalk Farm and St John's Wood Underground Stations. Although technically a new dwelling there is not considered to be any justification for requiring it to be car free. The property did have off street parking, and this would remain. There

is also adequate opportunity for cycles to be stored within the property or to the rear.

Trees and landscaping

- 6.22 Policy CS15 is of relevance. There is a mature tree at the end of the garden, and this is subject to a Tree Preservation Order. It shows signs of potential decline and may at some point have to be replaced. There has been a suggestion that there were attempts to remove a tree but a condition on the previous planning permission required that protection was put in place, and this was evident during the site visit. A condition would ensure that this remains in place, so that the tree's life is prolonged as far as possible. The previous planning permission allowed for the removal of another tree, and this has been removed.
- 6.23 Given that there has been significant damage to the front and rear garden areas a condition is suggested to ensure that they are reinstated in an appropriate manner.

Sustainability

- 6.24 The relevant policies are CS13, DP22 and CPG3. A Code for Sustainable Homes Statement has been submitted with the application, and this is a requirement of it being new build housing, albeit in a technical sense. This assessment demonstrates that all those measures that can be incorporated into the design have been, and the end result is that level 3 is achievable. This would be secured through a Section 106 legal agreement. With this the proposal would accord with these policies referred to above.
- 6.25 The previous planning permission was granted subject to a condition requiring a green roof. This concerned the roof of the proposed outbuilding, and as noted above the applicant can construct this in accordance with the previous planning permission. They would still need to abide by the condition imposed previously on the green roof so there is no need to re-impose it now.

Section 106 / Planning obligations

- 6.26 Other than the securing of the sustainability measures outlined and above and the CMP there are no other obligations.

CIL

- 6.27 The proposal would be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £43,750 (224sqm x £11,200). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

7. CONCLUSION

- 7.1 The current situation is an unfortunate unique circumstance that needs resolving for the benefit of the conservation area and neighbouring amenity. The collapse that has taken place has caused damage to the building itself and those either side. The proposal is technically a new build house, but in practice would be a reproduction of what was there, plus what would have been built out under the 2011 consent had the construction not encountered problems. The independent assessment of the proposal has robustly explored the various issues, has not found areas of significant disagreement, and with the imposition of conditions there is confidence that the damage can be addressed. Other conditions could ensure that the resulting property could match the original, and this would enhance the character and appearance of the conservation area. The quality of the accommodation would be high, appropriate sustainability measures would be incorporated, and the impact on neighbours would be the same as was found to be acceptable before.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s) **2012/5897/P**:

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

8ELS-001 P3; 8ELS-002 P3; 8ELS-020 P3; 8ELS-030 P2; 8ELS-050 P1; 8ELS-051 P1; 8ELS-060 P1; 8ELS-070 P1; 8ELS-100 P5; 8ELS-101 P5; 8ELS-200 P6; 8ELS-300 P5; 8ELS-301 P4; Design and Access Statement (Ref: 8ELS-B-PL121031 P2);

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

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Elevation drawing at a scale of 1:20 demonstrating layout of timber beamed cladding;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- d) Details of any replacement bricks and a sample panel of re-used brickwork demonstrating bond, mortar mix and profile pointing;
- e) Render panel showing the colour, texture and method of application;
- f) Details of any new slates required.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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 supervise the construction works throughout their duration, in accordance with the recommendations of the structural engineering details hereby approved. The appointment shall be confirmed in writing to the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To protect the structural stability of the host building and neighbouring

buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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 to the satisfaction of the Council. The trees shall be retained and protected on site during demolition and construction work in accordance with the recommendations of the Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy ref: 13036-AIA-AS dated 22/01/2013, including proposed site supervision and monitoring, hereby approved, and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to design, demolition and construction".

Reason: To ensure the preservation of the amenity value and health of the tree(s), in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 Prior to the occupation of the residential unit hereby approved detailed plans of the reinstatement of front and rear areas, showing hard and soft landscaping shall be submitted to, and approved in writing by the local planning authority. The development shall then be implemented in their entirety.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Within 1 month of the granting of this planning permission the following information shall be submitted to and approved in writing by the local planning authority:
 - a) A scheme of measures to arrest the progressive small movements affecting the front and rear walls of number 6 Elsworthy Road and the rear wall of number 10 Elsworthy Road;
 - b) Revised temporary works drawings for the removal of the underpinning to the flank wall of number 8 Elsworthy Road to show the temporary works in place together with the correct ground levels within the curtilage of number 10 Elsworthy Road and the associated likely level of the footings to the flank wall of number 10 Elsworthy Road;
 - c) Full calculations for the permanent design and the temporary support to the new flank wall foundations/retaining wall;
 - d) Detailed explanation, supported by drawings if appropriate, of a scheme of protection measures to prevent the drains of number 10 Elsworthy Road becoming blocked during the proposed grouting works;
 - e) Revised drawings/information to:
 - i. Revise the design of the edge column bases supporting the steel frames to the front and rear walls to reduce the maximum bearing pressure exerted by these bases,

or;

ii. Provide a written undertaking that, prior to concreting, the clays beneath the formation level of the four edge column bases will be tested by a suitably competent person with membership of an appropriate professional body, in order to assess whether the bearing capacity available beneath each base is adequate to support the maximum bearing pressure given in the submitted calculations and, if found to be acceptable, or;

iii. Provide a written undertaking to confirm, in the event that point ii cannot be satisfied that new design calculations would be undertaken in order to determine what the depth and/or size of the bases should be in order to achieve an adequate bearing capacity which is achievable on site.

f) Revised drawings of 20261/9, 20261/20 and 20261/31 (as produced by Price and Myers within the Basement Impact Assessment approved as part of planning permission 2012/3214/P) to reflect the updated method statements and construction sequences;

g) Details of a scheme to use lean mix concrete (or a similar material to be agreed) instead of Type 1 for filling in voids;

h) Details of a scheme to apply low pressure grouting of the dry pack to the party walls of 6 and 8 Elsworthy Road to fill in voids;

i) In conjunction with the information submitted as part of point e revised drawings/information to:

i. Demonstrate that the differential settlements between the central and edge columns are appropriate, or;

ii. In the event that point i cannot be satisfied illustrate a revised design to reduce the differential settlements.

Development shall not commence until such approval of all matters listed above is received, and the demolition of the existing building and the construction of the replacement building shall then be in accordance with the approved details.

Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Commencing within 7 days of planning permission being granted additional readings from the 3D Target Monitoring shall be submitted to the local planning authority for the following points:

a) 206 (Basement: Underpins beneath front wall to number 8 Elsworthy Road);

b) 210 (Basement: Underpins beneath newly re-built party wall to Numbers 8 and 10 Elsworthy Road).

Subsequently, this information shall be provided at intervals not exceeding 7 days until it has been demonstrated that the progressive small movements affecting those walls has been stabilised, and that this has been confirmed as being satisfactory in writing by the local planning authority.

Reason: To protect the structural stability of the host building and neighbouring

buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging Biodiversity), CS18 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.

Conditions and Reasons **2012/5933/C**:

- 1 The demolition hereby permitted shall not be continued until a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 No further works of demolition shall take place until a schedule of all retained architectural features for reinstatement on the replacement building has been submitted to and approved in writing by the Local Planning Authority. All items thus agreed shall be stored in a secure location on site until their reinstatement as part of the re-development of the site. Any amendments to the approved schedule found necessary during demolition are to be agreed in writing prior to the removal of the affected item from the site, with access provided to the Local Planning Authority for inspection.

Reason: To ensure that the replacement building is as close in appearance as is practically possible to the appearance of the building as it was on site prior to its partial collapse, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No further works of demolition shall take place until a full photographic survey of the site to has been submitted to and approved in writing by the Council.

Reason: To ensure that the replacement building is as close in appearance as is practically possible to the appearance of the building as it was on site prior to its partial collapse, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The removal of the existing underpinning hereby approved shall not commence until such time as a suitably qualified member of the UK Register of Ground Engineering Professionals (UK RoGEP), of Specialist or Adviser grade, has been appointed to supervise a further investigation of the ground immediately beneath the failed underpinning and to provide recommendations regarding any revisions required to the design of the basement foundations. This investigation shall include a careful examination of the clays beneath the first 1m wide section of existing underpinning to be removed in order to assess the cause of the failure and in particular whether any shear surfaces or shear zones are present (as might have been created by a punching type bearing capacity failure). The appointment shall be confirmed in writing to the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the groundworks.


Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development

Framework Development Policies.

Informative(s):

- 7 Reasons for granting conservation area consent.
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies. For a more detailed understanding of the reasons for the granting of this conservation area consent, please refer to the officer report.



	<p>Application No: 2012/5897/P</p> <p>8 Elsworthy Road London NW3 3DJ</p>	<p>Scale: 1:1250</p> <p>Date: 3-Jun-13</p>	<p>N</p> 
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Planning application and
Conservation area consent

2012/5897/P and 2012/5933/C

8 Elsworthy Road
London
NW3 3DJ

Site Location Plan



Photos of front of property

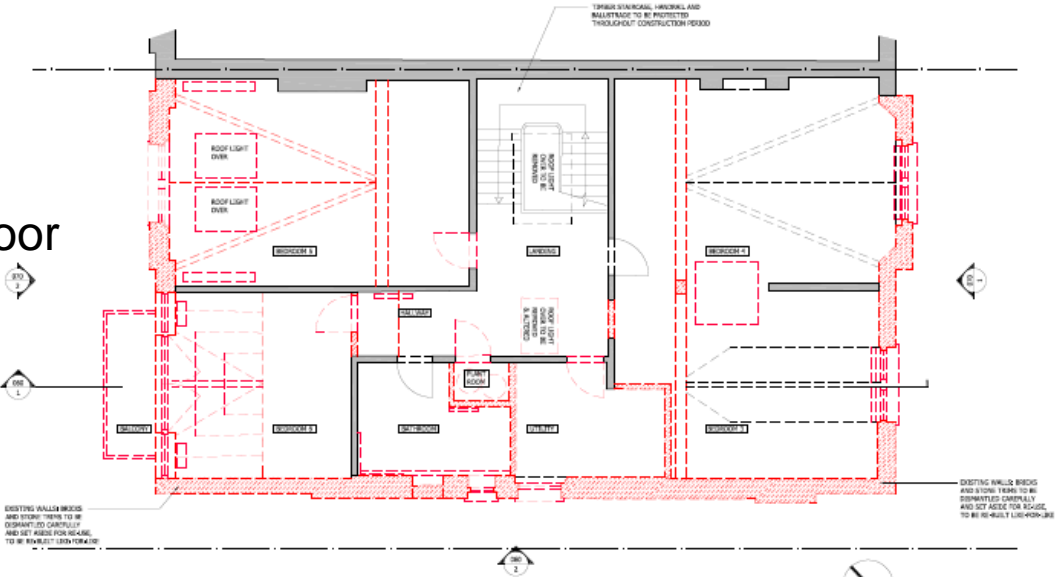


Photos of rear of property



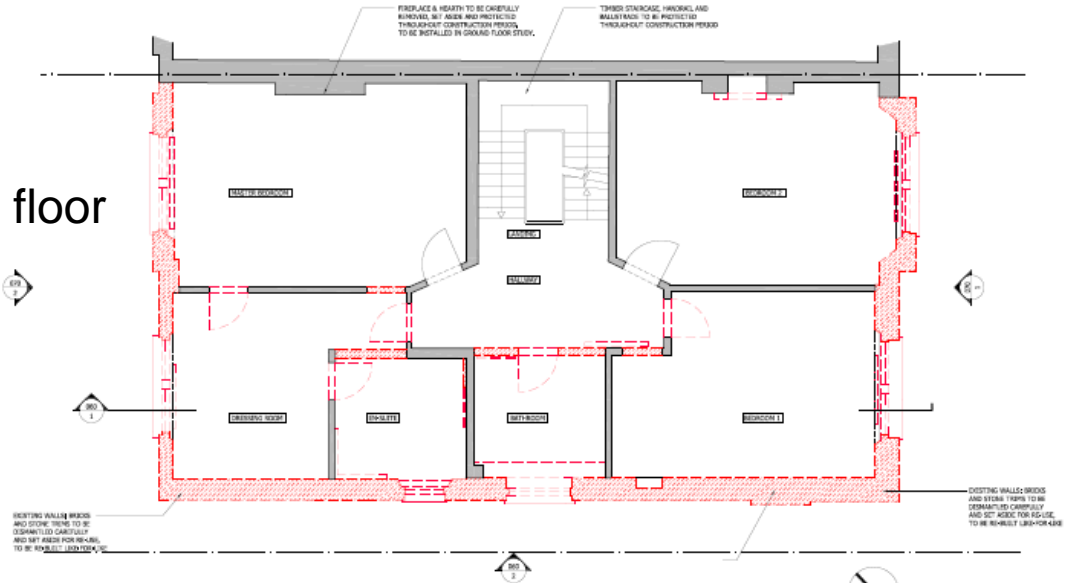
Red = to be demolished

Existing first floor



2 DEMOLITION SECOND FLOOR PLAN 1150

Existing second floor



1 DEMOLITION FIRST FLOOR PLAN 1130

NOTA
 ALL ORIGINAL FEATURES TO BE PROTECTED TO THE ORIGINAL CONSTRUCTION PERIOD ALLOWANCE FOR PROTECTION OF ARCHES, CORNICES, RECEPTS, SMOKE BALES, ARCHITRAVES.

Existing front elevation

1 EXISTING FRONT ELEVATION
1:150



Red = to be demolished

NOTE: ALL EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH DOUBLE GLAZED TOWER SLIDING HIGH WINDOWS TO MATCH ORIGINAL PATTERNS. ALL EXISTING FRENCH DOORS TO BE REMOVED AND REPLACED WITH DOUBLE GLAZED TOWER FRENCH DOORS TO MATCH ORIGINAL PATTERNS.

Existing rear elevation

2 EXISTING REAR ELEVATION
1:150



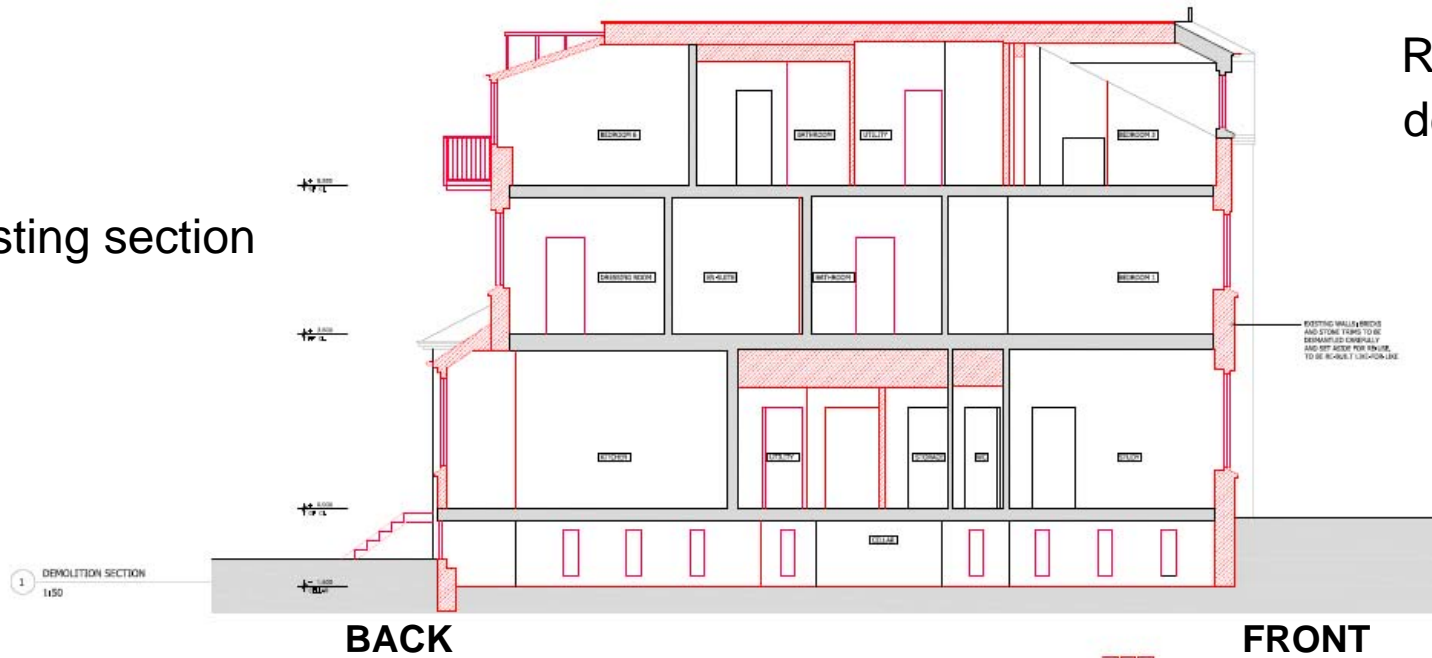
DOOR TO BE FULLY RECONSTRUCTED, REFINISHED AND REBUILT AS EXISTING. SPLITTERS TO BE REINFORCED CAREFULLY DURING CONSTRUCTION PERIOD AND TO BE REINTEGRATED.

EXISTING WALLING BRICK AND STONE TENDS TO BE DISINTEGRATED CAREFULLY AND SET ASIDE FOR RE-USE, TO BE REBUILT WORKING

EXISTING SLATE ROOF, REMOVED & REUSED SLATED FOR RE-USE

EXISTING COLUMN

Existing section

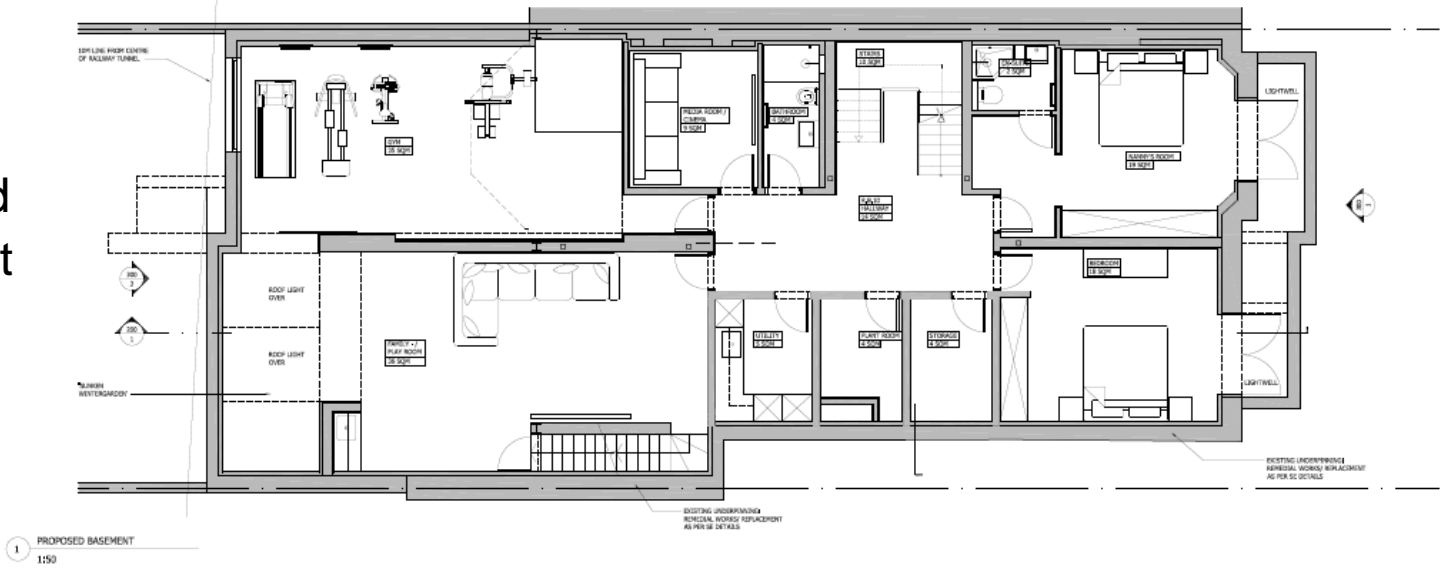


Red = to be demolished

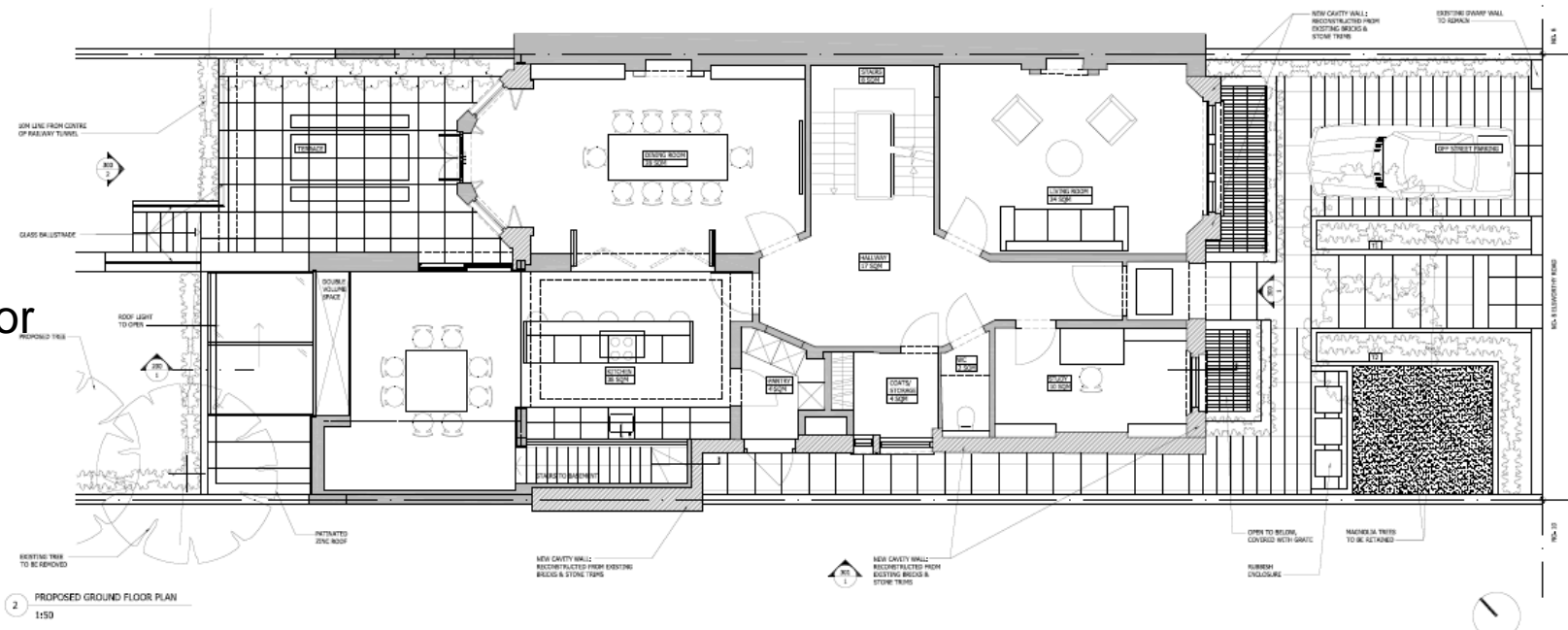
Existing side elevation



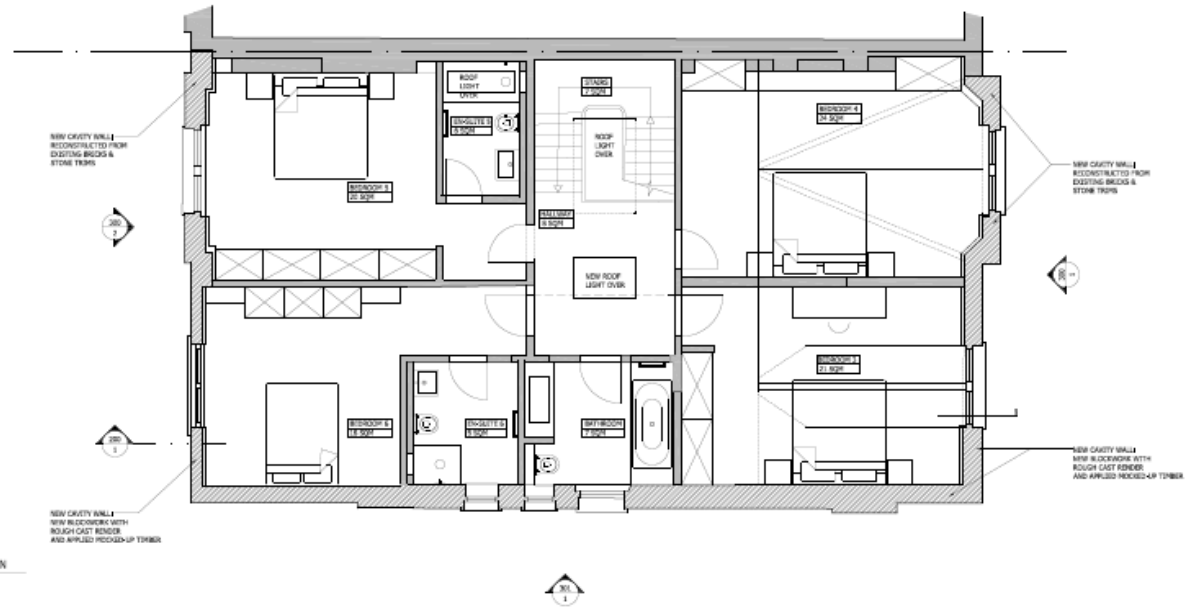
Proposed basement



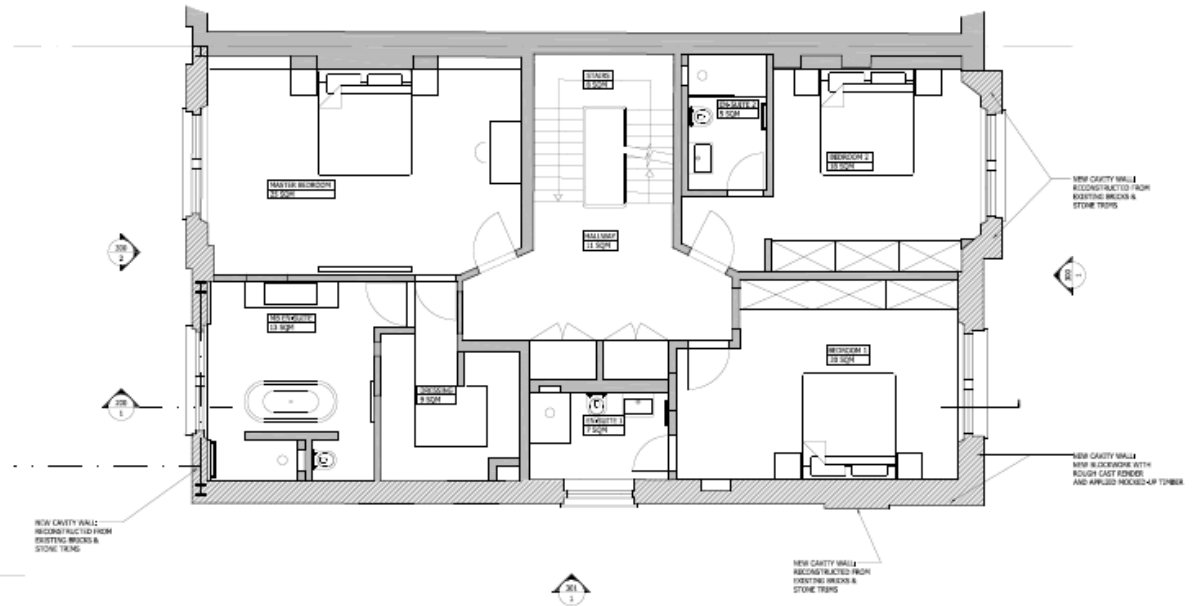
Existing ground floor



Proposed First floor



Proposed second floor



Proposed front elevation

1 PROPOSED FRONT ELEVATION
1:50



Proposed rear elevation

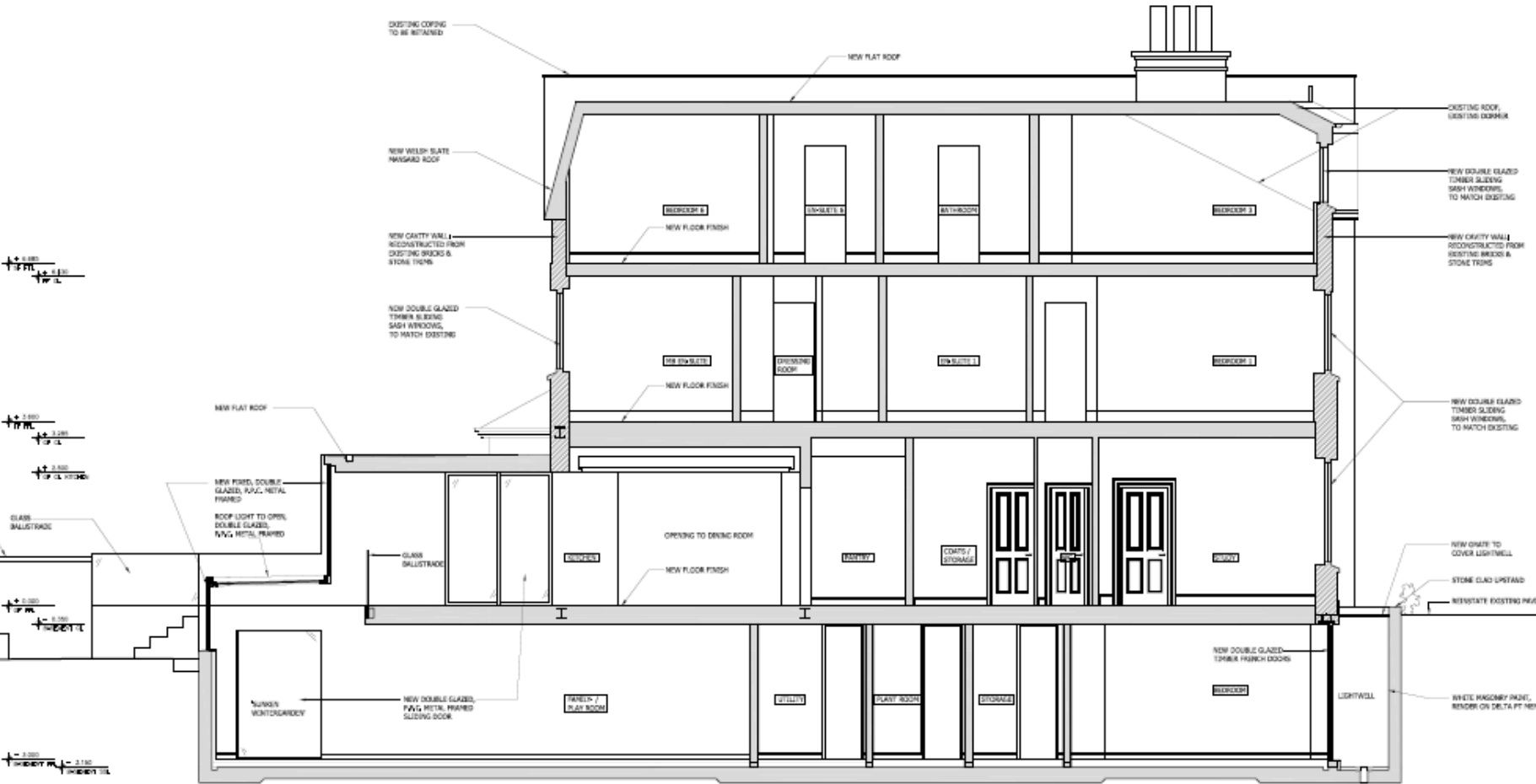
2 PROPOSED REAR ELEVATION
1:50



Proposed section

BACK

FRONT



Proposed section

BACK

FRONT

