

Mr Simon Grainger BA(Hons) MRTPI
Grainger Planning Associates Ltd
11 Ashcombe Road
Carshalton
Surrey
SM5 3ET

Application Ref: **2012/3923/P**
Please ask for: **Jason Traves**
Telephone: 020 7974 2123

22 May 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
The Adelaide
143 Adelaide Road
London
NW3 3NL

Proposal:

Redevelopment of site to provide 5 x 4 bedroom houses with basement car parking (Class C3) following demolition of existing public house (Class A4). [RECONSULTATION revised/additional info: elevation/ basement floor/ ground floor drawings; updated Lifetime Homes bathroom drawing; revised Basement Impact Assessment; Energy/sustainability report; revised daylight/sunlight report; updated Design & Access Statement; transport visibility splays]

Drawing Nos: Drawing Numbers: 1736-02; 1687: 01B; 02B; 03B; ADL: 100A; 101C; 102C; 103B; 104B; 105A; 106; 201B; 301C; Planning Impact Statement produced by Grainger Planning Associates date Jul 2012; Sustainability Statement produced by Blue Sky Unlimited dated 15.10.2012; Transport Summary produced by Steer Davies Gleave dated Sep 2010; Code for Sustainable Homes produced by Foreman Roberts dated 27.09.2010; Arboricultural Implications Assessment Report produced by ACS Consulting dated 04.10.2010; Structural Engineers Report and Basement Impact Assess produced by Sinclair Johnston dated Jul 2012; Desk Study and Ground Investigation produced by Soil Consultants dated 18.07.2012; Additional information: Remediation method statement prepared by Sinclair Johnston dated 17.10.2012; email from Simon Grainger dated



15.10.2012 at 1632hrs; Estimated building damage assessment prepared by Sinclair Johnston dated 06.07.2012; updated BIA prepared by Sinclair Johnston dated Sep 2012; Revised elevation drawing ADL-301-C; Updated accessibility information including bathroom layouts and plans ADL-101-C and ADL-102-C; updated Design and Access Statement produced by KSR Architects dated Sep 2012; Updated daylight and Sunlight Assessment produced by XCO2 Energy dated September 2012; Visibility Splay and Parking drawing prepared by Steer Davies Gleave ref 223092-04

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1736-02; 1687: 01B; 02B; 03B; ADL: 100A; 101C; 102C; 103B; 104B; 105A; 106; 201B; and 301C.

Reason:

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

- 3 Detailed drawings, and/or 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 including the basement doors/gates;

b) Details including plan, elevation and section drawings at a scale of 1:10 of any balustrades;

c) Details including plan, elevation and sections at 1:10 of all the rooftop photovoltaics and the rooftop openable glazed rooflights;

d) 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).

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No development shall take place until 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 boundary treatments including those facing the public highway as well as earthworks including grading, mounding and other changes in ground levels, and details and section drawings for soft landscaping areas showing minimum soil depths of 0.5m.

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 policy CS14 if landscape details, of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Before the development commences, details of secure and covered bicycle storage area for 20 bicycles shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new dwellings, and thereafter

permanently retained thereafter.

Reason: To ensure the development provides adequate bicycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 9 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 any of the new residential units.

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.

- 10 Prior to commencement, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 11 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on the SUDS proposal outlined in the Structural Engineers Report and BIA produced by Sinclair Johnston dated Jul 2012. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to commencement a plan showing details of all the areas of green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. All the areas of green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that all the areas of green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 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, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. 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 safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 14 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible

presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Access to areas of flat roof shall be for not more than maintenance purposes.

Reason: a) In order to safeguard appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy; b) In order to safeguard the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to first occupation of the development, 1 no. electric vehicle charging point per car space in the basement shall be installed adjacent to each car parking space and made operational. Thereafter, the charging points shall be maintained in safe working order for the lifetime of the development.

Reason: In the interests of promoting sustainable transport options for occupiers in accordance the London Plan (Consolidated with Alterations Since 2004) and policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Before completion of the relevant part of the development, the developer shall incorporate measures for protecting the proposed residential development from the noise from the road traffic.

The protection measures shall achieve internal noise levels less than 30 dBLAeq in bedrooms and 35 dBLAeq in living areas and external levels of less than 55 dBLAeq in gardens and/or open areas for the next 15 years. Any works which form part of such scheme shall be completed prior to any part of the development being first occupied or used.

On completion tests shall be carried out to verify compliance with this condition. Prior to occupation, a report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its approval in writing.

The design and construction criteria for development shall have regard BS 8233:1999 (British Standard 8233:1999 Sound insulation and noise reduction for buildings - Code of Practice).

Thereafter, the measures shall be maintained for the lifetime of the development.

Reason: In the interest of amenity for future occupiers in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 18 a) Before building works commence on the site, a scheme, including the standards to be used shall be submitted to and approved in writing by the Local Planning Authority for the insulation from the externally generated vibration from road and underground railway. The scheme shall provide adequate sound insulation to prevent the transmission of noise and/or vibration from the underground/train/underground maintenance to ensure structure borne noise and vibration levels are not perceived as measured according BS.6472:1992 " BS 6472-1- 2008 Guide to evaluation to human exposure to vibration in buildings".
- b) On completion a test on each dwelling shall be carried out to verify compliance with this condition and a report shall be produced containing all raw data and showing how calculations have been made. The Noise report shall clearly contain standards used, measurements locations, raw tabulated and graphically represented data, time, date as a minimum. A copy of such report shall be submitted to the Local Planning Authority for its approval in writing prior to occupation.

Thereafter, the measures shall be maintained for the lifetime of the development.

Reason: In the interest of amenity for future occupiers in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The refuse storage facilities as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 [if A3/A4/A5 use] of the London Borough of Camden Local Development Framework Development Policies.

- 20 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to first occupation of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting 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 policy CS14 of the London Borough of Camden Local

Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 21 All windows on the south elevation of the building at first and second floor level shall be obscure glazed and fixed shut prior to first occupation of the units hereby approved.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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, CS10 Supporting community facilities and services, 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, CS16 Improving Camden's health and well-being, CS17 Making Camden a safer place, 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, DP3 Contributions to the supply of affordable housing, DP5 Housing size mix, DP6

Lifetime homes and wheelchair homes, DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses, DP15 Community and leisure, DP16 The transport implication of development, DP17 Walking, cycling and public transport, DP18 Parking standards and the availability of car parking, DP19 Managing the impact of parking, DP20 Movement of goods and materials, DP21 Development connecting to the highway network, 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, DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities, DP32 Air quality and Camden's Clear Zone. For a more detailed understanding of t

- 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 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6 You are reminded to contact Network Rail prior to commencement to establish their requirements and any approvals necessary for foundation construction as well as ensuring there is no change to structural loading to tunnels, given that the application site is in proximity to tunnels serving the west coast main line from London Euston to Scotland.

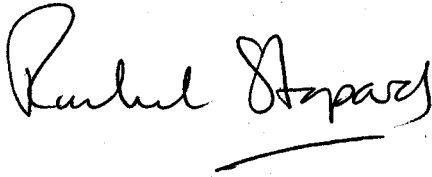
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment