

# 80-82 Camden Road – 2015/2020/P



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# Photos



Rear of No. 80



Rear of No. 82



View from No. 80 towards No. 82



View from other side of canal

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>19/06/2015</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	19/05/2015
<b>Officer</b>			<b>Application Number(s)</b>	
Kate Phillips			2015/2020/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
82 Camden Road London NW1 9DU			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of replacement wall at rear of Nos. 80 and 82 Camden Road following demolition of existing wall				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>25</b>	No. of responses	<b>2</b>	No. of objections	<b>2</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 01/05/2015 (expiring 22/05/2015) and a public notice was displayed in the local press on 07/05/2015 (expiring 28/05/2015).</p> <p>Two objections have been received:</p> <ul style="list-style-type: none"> <li>• 80A Camden Road</li> <li>• 82A Camden Road</li> </ul> <p>The comments are summarised below:</p> <ul style="list-style-type: none"> <li>• Impact on Conservation Area</li> <li>• Works are unnecessary - should be repaired and restored instead of replaced</li> <li>• Impact on residents during the construction period</li> </ul> <p><b>Officer comment:</b></p> <p>Subject to the re-use of the existing bricks, or if that is not feasible, the use of matching reclaimed bricks, it is considered that the proposal would preserve and enhance the character and appearance of this part of the Regent's Canal Conservation Area.</p> <p>Whilst no formal justification has been provided for the replacement of the wall, it is clear from the Officer's site visit that cracking has appeared in the wall and a tree trunk has penetrated the wall. The replacement of the wall with a newer / better constructed structure is therefore supported.</p> <p>The means of accessing the site during the construction period is a private matter to be agreed between the applicant and the residents of the dwellings. In general, construction noise and disturbance are not valid reasons to refuse an application and, taking into consideration the scale of the proposed works, it would not be reasonable to attach a condition to require a construction management plan in this case. However, an Informative can be added to the decision to remind the applicant of their responsibilities under the Control of Pollution Act 1974.</p>					
<b>Regent's Canal Conservation Area Advisory Committee (CAAC)</b>	<p>Object to this application as follows:</p> <ul style="list-style-type: none"> <li>• The existing wall should be dismantled and rebuilt using the existing bricks</li> <li>• The rebuilt wall should be constructed using English Garden Wall bond</li> <li>• The existing tree should be retained – the new footing should be a suitable depth to allow for adjacent plant/tree growth</li> <li>• The applicant should review their need to rebuild the whole wall. It will be more cost effective to repair the existing as there is no evidence of defective foundations.</li> </ul> <p><b>Officer comment:</b></p> <p>See comments above relating to the impact on the conservation area. See also paragraphs 2.1-2.4 below.</p> <p>The agent has confirmed in an email dated 23/07/2015 that the Lawson Cypress tree will be retained and root protection measures provided.</p>					

## Site Description

The application site comprises Nos. 80 and 82 Camden Road and the land to the rear (east). The buildings are three storey dwellings with basements that have been subdivided into separate residential units. There are small, private gardens at the rear. The canal is to the north of the application site and the Lawford's Wharf site is to the east.

The application site is within the Regent's Canal Conservation Area and Nos. 74-82 (terrace) are identified as making a positive contribution to the conservation area. The public road bridge over the canal (to the north-west of the application site) is Grade II listed. There are a number of trees along the northern boundary of the application site. An Oak tree, adjacent to the road bridge, is covered by a TPO.

## Relevant History

9380126 - The display of a 48 sheet advertisement panel on NE flank wall at first/second floor level as shown on an un-numbered site plan and elevation. - Refuse Consent for Advertisement 17-09-1993.

H12/34/21/24806 - Change of use, including works of conversion, the reduction to single-storey height of the existing three-storey back addition and enlargement of the front basement area, to provide two self-contained maisonettes. - Conditional 18-08-1977.

H12/34/2/1170 - The erection of a building comprising three shops and thirteen flats on a raft constructed over the Grand Union Canal between 82 and 84 Camden Road, Camden. – Refusal 03/02/1966.

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan 2015 consolidated with alterations

### LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

### Camden Planning Guidance

CPG1 Design (September 2014)

### Regent's Canal Conservation Area Appraisal and Management Strategy (September 2008)

## Assessment

### 1. Proposal:

1.1 This application seeks permission to demolish the wall at the rear of Nos. 80 and 82 Camden Road and rebuild the wall in the same location.

1.2 The existing wall is constructed with London stock bricks and is approximately 400 mm thick with a single brick pier measuring 1200 mm high, all finished in English bond. A rear wall, approximately 300 mm thick is also present. A tree trunk has penetrated the wall and there are cracks in the wall.

1.3 The proposed replacement wall would be 400 mm lower in height and would have two brick piers. The wall would be finished in an English or Flemish bond to match the existing. The existing rear brick support wall would be removed. The new wall would tie into the existing wall along the northern boundary of the garden.

### 2. Impact on the conservation area

2.1 The application site is located within the Regent's Canal Conservation Area. Policy DP25 seeks to conserve Camden's heritage and the Council has a statutory duty under section 72 (conservation areas) of The Planning (Listed Buildings and Conservation Areas Act) 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.2 The wall in question is located to the rear (east) of Nos. 80 and 82 Camden Road and forms the boundary between the residential gardens and the Lawford's Wharf site. Whilst it is possible to view the application site from the road bridge and the towpath on the opposite side of the canal, the section of wall that is due to be replaced is well screened from public view due to its siting perpendicular to the canal, by the trees which line the banks of the canal and by the Lawford's Wharf buildings. Notwithstanding the lack of public visibility, it is considered that the wall, by virtue of its age, character and appearance, makes a positive contribution to the character and appearance of the Regent's Canal Conservation Area.

2.3 The proposed replacement wall would be approximately 400 mm shorter in height and it would have a different arrangement (i.e. two brick piers instead of one and no rear brick support wall). However, subject to the use of matching building materials, it is considered that the new wall would preserve and enhance the character and appearance of the conservation area.

2.4 Concerns have been raised about the use of different bricks to rebuild the wall; however, given the age and condition of the existing wall, it may not be feasible to re-use the existing bricks. To this end, any planning permission granted should be subject to a planning condition to require the submission and approval of a sample panel of brickwork prior to the commencement of development and the condition can stipulate the use of the existing and/or matching reclaimed bricks. Such a condition would ensure that the replacement wall is of an appropriately high standard of design and workmanship, appropriate to the conservation area setting.

### 3. Impact on trees

3.1 The Regent's Canal Conservation Area Appraisal and Management Strategy notes that in Sub Area Two (of which the application site forms a part) the canal is considerably softened by sections of informal planting and the general environment is of a less managed environment (page 21). The document goes on to specifically note that all trees which contribute to the character or appearance of the conservation area should be retained and protected and developers will be expected to demonstrate that no trees will be lost or damaged before, during or after development (page 39).

3.2 There are a number of trees along the northern boundary of the application site, which make a positive contribution to the character and appearance of the general area. There are also some smaller trees within the gardens of Nos. 80 and 82 Camden Road, which contribute positively to the character and appearance of the immediate area and the wider area. The application is accompanied by a tree survey and drawing which indicate a small Lawson Cypress tree adjacent to the wall which is to be replaced. The agent has confirmed in an email dated 23/07/2015 that this tree will be retained and root protection measures provided. The tree survey and drawings also indicate that no other trees within and adjacent to the application site would be lost as a result of the proposal. Therefore the area would retain its sylvan character. If planning permission is granted, the Arboricultural team suggest a planning condition to require the submission and approval of an Arboricultural Method Statement prior to the commencement of works, in order to protect the retained trees.

### 4. Impact on the setting of the Grade II listed bridge

4.1 The public road bridge over the canal (North Road Bridge) is Grade II listed and the Council has a statutory duty to have special regard to the desirability of preserving the listed structure or its setting or any features of special architectural or historic interest which it possesses. The wall which is the subject of this application is well screened in views from the bridge by the trees and planting along the banks of the canal. As such, the proposal to re-build the wall is unlikely to cause any harm to the setting of the listed structure, nor to any features of special architectural or historic interest which it possesses. Nevertheless, as noted above, any planning permission granted should be subject to a planning condition to

require the submission and approval of a sample panel of brickwork prior to the commencement of development in order to ensure the re-built wall is of a satisfactorily high standard, as recommended by the conservation and design team..

**Recommendation:** Grant Planning Permission

**DISCLAIMER:** Decision route to be decided by nominated members on *Monday 3rd August 2015*. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.



Mr Owen Davis  
One Direct Maintenance  
Suttons Wharf South  
44 Palmers Road  
London  
E2 0TA

Application Ref: **2015/2020/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 2521

27 July 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**80-82 Camden Road**  
**London**  
**NW1 9DU**

**DECISION**

Proposal:  
Erection of replacement wall at rear of Nos. 80 and 82 Camden Road following demolition of existing wall

Drawing Nos: AIA13b314-001-A-survey Revision A; OHG 3/1

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 replacement wall shall be reconstructed using the existing bricks or bricks which match as closely as possible the existing bricks in terms of size, colour and texture.

A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the works are commenced and the development shall be carried out in accordance with the approval given.

A sample of bricks from the existing wall and the approved panel shall be retained on site until the work has been completed.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: AIA13b314-001-A-survey; OHG 3/1.

Reason:

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

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.

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

Director of Culture & Environment

**DRAFT**

**DECISION**