

Tim Gaskell
CMA Planning
113 The Timbryard
Drysedale Street
London
N1 6ND

Application Ref: **2015/2789/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

20 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
252 Finchley Road
London
NW3 7AA

Proposal:

Demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings (net increase of 9 units) comprising 2 x 1 bed; 5 x 2 bed; 2 x 3 bed; and 3 x 4 bed units; refuse and recycling facilities, cycle parking; and landscaping.

Drawing Nos: FINc252_ga 001, (As existing:) 124/A-050/12, 124/A-051/12, 124/A-052/12, 124/A-053/12, FINc252_ex 100-104, 200-201, 300-303.

(As proposed:) FINc252_ga 100F, FINc252_ga 101F, FINc252_ga 102F, FINc252_ga 103F, FINc252_ga 104F, FINc252_ga 105F, FINc252_ga 200F, FINc252_ga 201F, FINc252_ga 202F, FINc252_ga 300F, FINc252_ga 301F, FINc252_ga 302F, FINc252_ga 303F.

Supporting Documents: Planning Statement dated March 2015 by CMA Planning, Design & Access Statement Rev D, Noise Impact Assessment by ACCON ref. A2441/N/001 dated 13th April 2015, Daylight & Sunlight Report by Waterslade dated May 2015, Bat Survey by Middlemarch Environmental ref. RT-MME-120535 dated September 2015, Preliminary Ecological Assessment by Middlemarch Environmental ref. RT-MME-120428-01 dated August 2015, Sustainability Statement by Darren Evans ref. 2014/7283/PRE dated 11th September 2015 including SAP Assessor sheet, Water Calculations by Darren Evans



dated 11th September 2015, Design Stage calculation by Darren Evans dated 11th September 2015, Outline Drainage Strategy by RAB ref. RAB:1108B/Draft 1.0 dated 11th August 2015, Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy ref. 15073-AIA-MW dated 25th March 2015 including Tree Plan ref. 15073-BT1, St Andrews Church: Response to pre-app consultation.

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 Detailed drawings, 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;

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.

- 3 A sample panel of all facing materials, including a 1.5m x 1.5m sample 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 relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. 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 policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Notwithstanding the submitted drawings, the details of the privacy screens to the roof terrace and balcony to the north-east 1st and 2nd floors (flats 6 and 10) shall be submitted to and approved in writing by the local planning authority, prior to

commencement of use of the roof terrace and balcony and following approval shall be installed and permanently retained.

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.

- 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 earthworks including grading, mounding and other changes in ground levels, details of proposals for the enhancement of biodiversity, with specific reference to recommendation R1 (habitat loss and enhancement) made in the preliminary ecological assessment, and details of planting at the SuDS pond (approved drainage strategy, 11 August 2015) strategy. 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 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 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details, prior to the occupation for the permitted use of the development. 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.

- 7 Prior to the end of the next available planting season, replacement trees planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. 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 development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 and CS15 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.

- 8 Before the development commences, details of secure and covered cycle storage area for 23 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle 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.

- 9 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 a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff, demonstrating greenfield levels of runoff. 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.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans: FINc252_ga 001, (As existing:) 124/A-050/12, 124/A-051/12, 124/A-052/12, 124/A-053/12, FINc252_ex 100-104, 200-201, 300-303. (As proposed:) FINc252_ga 100F, FINc252_ga 101F, FINc252_ga 102F, FINc252_ga 103F, FINc252_ga 104F, FINc252_ga 105F, FINc252_ga 200F, FINc252_ga 201F, FINc252_ga 202F, FINc252_ga 300F, FINc252_ga 301F, FINc252_ga 302F, FINc252_ga 303F.

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

- 11 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include 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. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 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 The noise level in rooms at the development hereby approved shall meet the noise standards specified in BS8233:2014 for internal rooms and external amenity areas and shall be in accordance with the submitted Noise Impact Assessment by ACCON ref. A2441/N/001 dated 13th April 2015.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with policy DP26 and DP28 of the Camden Local Development Framework.

- 13 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use (110l,p,d). Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water) of the Camden Local Development Framework.

- 14 Units 1 - 12, as indicated on the hereby approved plans shall be designed and constructed in accordance with Building Regulations Part M4 (1). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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, policy DP6 of the London Borough of Camden Local Development Framework Development Policies and Part M4(1) of the Building Regulations.

- 15 Prior to implementation a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on bats and badgers and hedgehogs, including impact of lighting during works and the following recommendations within the approved ecology survey:

- a) Any excavations that need to be left overnight are covered or fitted with mammal ramps to ensure that animals can enter and escape safely.
- b) Any open pipework with an outside diameter of greater than 120mm to be covered at the end of each work day to prevent animals entering and becoming

trapped.

c) Should the development hereby approved not commence by September 2016 (12 months after the approved bat survey), a further bat survey will be required to establish whether bats have colonised the building in the interim .

This should also include approaches to bio-security (with particular reference to the SuDS pond) and methods to prevent spread of invasive species, including those identified on site within the preliminary ecological assessment (Sept 2015).

All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with policies CS13 and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to first occupation of the development 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 ensure the development undertakes reasonable measures to take account of wildlife habitats in accordance with policies CS13 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to commencement of development, full details of an outdoor lighting strategy shall be submitted to and approved in writing by the local planning authority.

Such strategy shall include information about potential light spill on to buildings, ponds, trees and lines of vegetation (e.g. boundary vegetation) to minimise impact on bats by maintaining dark areas and corridors along boundary features shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences.

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to ensure the development undertakes reasonable measures to take account of wildlife habitats in accordance with policies CS13 and CS15 of the

London Borough of Camden Local Development Framework Core Strategy and policies DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Prior to commencement, full details of the proposed mechanical ventilation system for each plot demonstrating that air inlet locations will be positioned away from busy roads and as close to roof level as possible should be submitted to the Local Planning Authority and approved in writing. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: In order to protect the amenity of residents in accordance with policies CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The tree identified as T24, located to the front of the property, is to be retained and protected in accordance with the Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy ref. 15073-AIA-MW dated 25th March 2015 including Tree Plan ref. 15073-BT1 and the guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

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.

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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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

- 4 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.
- 5 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.
- 6 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

- 9 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

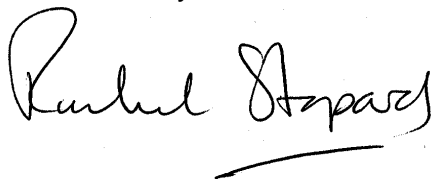
The clearance of suitable reptile and amphibian habitat (shrub, tree roots and any hedgerow habitat) should be undertaken under the supervision of an experienced ecologist. Vegetation should be cleared in a directional manner to allow any reptiles and amphibians to disperse and careful removal of any habitat. This should be completed when reptiles and amphibians are active between March and October inclusive.

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