

Mr Jonathan Waugh - Karen Jones
CgMs Consulting
140 London Wall
London
EC2Y 5DN

Application Ref: **2015/3506/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

26 August 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:

59 Maresfield Gardens
London
NW3 5TE

Proposal:

Erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling (Class C3).

Drawing Nos: 1314A-PP-EX-01, 1314A-PP-EX-02, 1314A-PP-EX-03, 1314A-PP-EX-04, 1314A-PP-EX-05, 1314A-PP-EX-06, 1314A-PP-EX-07, 1314A-PP-EX-08, 1314A-PP-EX-09, 1314A-PP-EX-10, Design and Access Statement dated June 2015, 1314A-PP-01, 1314A-PP-02, 1314A-PP-03, 1314A-PP-04, 1314A-PP-05, 1314A-PP-06, 1314A-PP-07, 1314A-PP-08, 1314A-PP-09, 1314A-PP-10, 1314A-PP-11, 1314A-PP-12, 1314A-PP-13, Daylight and Sunlight and Overshadowing Assessment by XC02 Energy dated August 2013, Heritage Statement by CGMS Consulting dated June 2015, Planning Statement by CgMs Consulting dated June 2015, Basement Impact Assessment Report Ref: J11251D prepared by Geotechnical and Environment Associates dated 30th March 2015, Arboricultural Survey and Constraints prepared by Ben Larkham Associates Ltd dated 20th June 2008, Letter from Landmark Trees ref: LOM_59MG_AIA_02A dated 16th June, Email from ARUP titled '59 Maresfield Gardens - Audit of Revised Basement Impact Assessment December 2012' dated 13th of April 2016, Email from Martin Cooper GED Ltd dated 16th of March 2016, Code for Sustainable Homes Planning Pre-Assessment Report from LOM Architecture dated March 2015 authored by Robert Schofield.



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:

1314A-PP-EX-01, 1314A-PP-EX-02, 1314A-PP-EX-03, 1314A-PP-EX-04, 1314-PP-EX-05, 1314A-PP-EX-06, 1314A-PP-EX-07, 1314A-PPEX-08, 1314A-PP-EX-09, 1314A-PP-EX-10, Design and Access Statement dated June 2015, 1314A-PP-01, 1314A-PP-02, 1314A-PP-03, 1314A-PP-04, 1314A-PP-05, 1314A-PP-06, 1314A-PP-07, 1314A-PP-08, 1314A-PP-09, 1314A-PP-10, 1314A-PP- 11, 1314A-PP-12, 1314A-PP-13,

Daylight and Sunlight and Overshadowing Assessment by XC02 Energy dated August 2013, Heritage Statement by CGMS Consulting dated June 2015, Planning Statement by CgMs Consulting dated June 2015, Basement Impact Assessment Report Ref: J11251D prepared by Geotechnical and Environment Associates dated 30th March 2015, Arboricultural Survey and Constraints prepared by Ben Larkham Associates Ltd dated 20th June 2008. Letter from Landmark Trees ref LOM_59MG_AIA_02A dated 16th June 2015, Letter from ARUP titled '59 Maresfield Gardens - Audit of Revised Basement Impact Assessment December 2012' dated 13th of April 2016, Email from Martin Cooper GED Ltd dated 16th of March 2016, Code for Sustainable Homes Planning Pre-Assessment Report from LOM Architecture dated March 2015 authored by Robert Schofield

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

- 3 A sample materials board/panel of all facing materials 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 sample 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 Council. Such details shall include:

- a. scaled plans showing all existing and proposed vegetation and landscape features
- b.a schedule detailing species, sizes, and planting densities
- c. location, type and materials to be used for hard landscaping and boundary treatments
- d. specifications for tree pits
- e. details of any proposed earthworks including grading, mounding and other changes in ground levels.
- f. a management plan including a scheme of maintenance

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14, 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. 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, CS15 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.

- 6 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 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement of development details of a sustainable urban site drainage system (SUDs) 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 drainage details shall include a method statement, prepared in consultation with Thames Water, which demonstrates how the swimming pool shall be drained without harm to the local sewer system.

The SUDs shall be implemented as part of the development and thereafter retained and maintained. The swimming pool shall not be drained other than in accordance with the method statement as approved.

Reason: To reduce the impact of surface water run-off from the buildings and limit the impact on the storm-water and drainage system from the site 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.

- 8 The privacy screens on the northern and southern boundary of the rear raised ground floor terrace shall be erected in accordance with the approved plans, to a height of 2.1 metres, prior to first use of the roof terrace and shall be permanently retained in position thereafter.

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.

- 9 The refuse and recycling storage area as shown on the drawings hereby approved, at lower ground floor level, shall be provided prior to first occupation of the dwelling and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of refuse and recycling has been made in accordance with the requirements of policy CS18 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.

- 10 The demolition hereby permitted shall not be undertaken before a contract for carrying out of the works of redevelopment of the site has been made.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the Local Development Framework Core Strategy 2010 and policies DP24 and DP25 of the Local Development Framework Development Policies 2010.

- 11 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of 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.

- 12 Details shall be submitted to and approved by the Council before any works commence on site to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- a tree protection plan (TPP) based on an updated tree survey showing the location and nature of tree protection measures including a scheme for pre-commencement checks and ongoing monitoring of tree protection measures.
- appropriate working processes in the vicinity of trees
- details of an auditable system of site monitoring
- details of the design of building foundations
- details of all proposed Access Facilitation Pruning
- details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 13 Prior to commencement of development details of the proposed cycle storage shall be submitted to and approved in writing by the local planning authority. Please refer to Camden's Planning Guidance document CPG7 (Transport) for details of acceptable cycle parking layouts.

The cycle storage shall be completed in accordance with the approved details prior to first occupation of the development and shall be 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.

- 14 Prior to construction the development hereby approved shall submit an energy statement demonstrating how a 19% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy has been submitted to and approved in writing by the Local Planning Authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 15 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. 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)

- 16 The residential unit hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

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.

- 17 The development shall not be constructed other than in accordance with the measures and recommendations of the Code for Sustainable Homes preassessment report dated March 2015 by Robert Schofield of Hodkinson hereby approved, including (inter alia) provision of measures addressing materials selection, waste management, build quality, reduced construction impacts, and ecological considerations.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

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 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

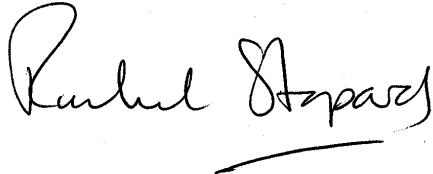
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ

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 the name.

Rachel Stopard
Executive Director Supporting Communities