



Regeneration and Planning
Development Management
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Ms Erica Jong
Erica Jong Architects
48 Fairhazel Gardens
London
NW6 3SJ

Application Ref: **2016/5974/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

10 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
26 Christchurch Hill
London
NW3 1LG

Proposal:

Construction of a basement extension under the modern wing of GII listed dwelling house (C3) and garden incl. demolition and rebuild of detached garden studio/garage. Associated works.

Drawing Nos: 0036_P_00_001_C, 0036_P_00_002_C, 0036_P_00_003_F,
0036.P_00_011; 0036_P_20_001_C, 0036_P_20_002_C, 0036_P_20_003_C,
0036_P_20_004_C, 0036_P_20_005_C, 0036_P_20_006_C, 0036_P_20_007_C,
0036_P_20_008_C, 0036_P_20_009_C; 0036.P.20.101_F, 0036.P.20.102_F,
0036.P.20.103_D, 0036.P.20.104_D, 0036.P.20.105_D, 0036.P.20.106_C,
0036.P.20.108_C, 0036.P.20.109_C, 0036.P.20.110_B; 0036.P.20.201, 0036.P.20.301_A

Supporting documents: Basement Impact Assessment Report Issue 3 2017 by Geotechnical & Environmental Associates incl. appendices (ref.J15258); Structural Engineer's Report Version 5 (SER) dated February 2017 by Price & Myers incl. appendices; BIA Audit response letter #1 dated 06 Feb 2017 (ref. J15258/ML/Letter1); BIA Audit response letter #2 dated 03 May 2017 (ref. J15258/ML/Letter2); BIA Audit response letter #2 dated 18 May 2017 (ref. J15258/ML/Letter3); Draft Construction Management Plan dated October 2016 by Price & Myers; Noico noise survey dated Oct 2016 (ref.



460857/1); Arboricultural Survey Report dated October 2016 by Wassells; Sustainability Statement dated Oct-16 (ref. J2233); Design and Access Statement (ref. EJA/0036_D&A_161015) incl. appendices; Heritage Report dated Oct-2016 (ref. NS/MR/20423).

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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

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

0036_P_00_001_C, 0036_P_00_002_C, 0036_P_00_003_F, 0036.P_00_011;
0036_P_20_001_C, 0036_P_20_002_C, 0036_P_20_003_C, 0036_P_20_004_C,
0036_P_20_005_C, 0036_P_20_006_C, 0036_P_20_007_C, 0036_P_20_008_C,
0036_P_20_009_C; 0036.P.20.101_F, 0036.P.20.102_F, 0036.P.20.103_D,
0036.P.20.104_D, 0036.P.20.105_D, 0036.P.20.106_C, 0036.P.20.108_C,
0036.P.20.109_C, 0036.P.20.110_B; 0036.P.20.201, 0036.P.20.301_A

Supporting documents: Basement Impact Assessment Report Issue 3 2017 by Geotechnical & Environmental Associates incl. appendices (ref. J15258); Structural Engineer's Report Version 5 (SER) dated February 2017 by Price & Myers incl. appendices; BIA Audit response letter #1 dated 06 Feb 2017 (ref. J15258/ML/Letter1); BIA Audit response letter #2 dated 03 May 2017 (ref. J15258/ML/Letter2); BIA Audit response letter #2 dated 18 May 2017 (ref. J15258/ML/Letter3); Draft Construction Management Plan dated October 2016 by Price & Myers; Noico noise survey dated Oct 2016 (ref. 460857/1); Arboricultural Survey Report dated October 2016 by Wassells; Sustainability Statement dated Oct-16 (ref. J2233); Design and Access Statement (ref. EJA/0036_D&A_161015) incl. appendices; Heritage Report dated Oct-2016 (ref. NS/MR/20423).

Reason:

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

- 4 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 policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not be commenced, other than for site clearance, preparation and demolition, until details of a surface water drainage scheme for the site, prepared with reference to the London Plan policy 5.13 'SuDS hierarchy' to minimise the rate of surface water run-off from the site aiming by reasonable endeavours to achieve the greenfield run off rate, shall be submitted to and approved by the local planning authority in consultation with Thames Water. The development shall not be implemented other than in complete accordance with the surface water drainage scheme that has been approved.

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 CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 7 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 policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 8 Before first use of the proposed mechanical ventilation equipment commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the recommendations of the approved Noico noise survey dated Oct 2016 (ref. 460857/1). All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to first use of the proposed basement, full details in respect of the living wall in the area indicated on the approved ground floor/basement plans shall be submitted to and approved by the local planning authority. The details shall include
- a) a detailed scheme of maintenance
 - b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - c) full details of planting species and density

The living wall 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017

- 10 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 local planning authority 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 trees on the site are the subject of the Tree Preservation Order and no tree the subject of a Tree Preservation Order may be lopped, topped or felled without the consent under the Order, except as provided for in the Order or as specifically indicated within the proposals to which this planning permission relates. Further advice on this aspect may be obtained from the Tree Preservation Officer. (Tel: 020-7974 5939)
- 4 The applicant is reminded that it is an offence to cut or damage any part of any nearby protected tree, including its roots, without having first obtained Council permission. It shall be the Contractors' responsibility to report any serious defects noted to the trees in question whilst working on the site. Should this suggest the need for tree works, the Council should be notified in advance, excepting only in circumstances where safety reasons require immediate and urgent action. If a tree which is protected by a TPO has been heavily damaged or felled the landowner has a duty to replace the tree and the Council will seek to enforce against the unpermitted works, with the potential for an unlimited fine / criminal charges.
- 5 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 6 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.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning