Application ref: 2016/5652/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 3 May 2018

Camden

Development Management
Regeneration and Planning
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Apcar Smith Planning
Kinetic House
Theobald Street
Borehamwood
WD6 4PJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Ornan Court
2 Ornan Road
London
NW3 4PT

Proposal:
Excavation of basement to create 2x 2 bedroom self-contained flats (Class C3) with associated front lightwells and cycle stores and reconfigured existing cycle and refuse storage areas to front elevation
Drawing Nos: Site location plan; 001 Revision 04; 010 Revision 01; 020 Revision 00; 101 Revision 08; 102 Revision 09; 110 Revision 03; 120 Revision 00; 120 Revision 03; Sustainability statement May 2016; Internal Daylight Report May 2016; Annual Sunlight hours Letter dated 24 May 2017; Air Quality Assessment May 2016.
Basement Impact Assessment (ref 14/22662-1) dated January 2015; Report on a Ground Investigation (ref 11/17802) dated April 2015; Ground Movement Assessment report (ref P4085) dated December 2014; Structural Drawings and Calculations (ref 16.280) dated April, May and August 2016; Existing and proposed architectural drawings (ref 15/0159) dated April 2016; Temporary Works Sequence dated 28 April 2016; Construction Management Plan dated 12 December 2016; Design and Access Statement dated 2 August 2016; Planning and Heritage Statement (ref CA/2609) dated September 2016; Tree Survey and Arboricultural Impact Assessment and Tree Protection Plan (ref E49) dated 22 April 2016; Cover letter dated 3 May 2017; Response to Objections Received dated 10 May 2017; Supplementary BIA information dated 3 May 2017; Comments in Response to Campbell Reith (undated, received May 2017); Ornan Court Historical Maps; 2 Ornan Road

SuDS Report.

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 D1and 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:
Site location plan; 001 Revision 04; 010 Revision 01; 020 Revision 00; 101 Revision 08; 102 Revision 09; 110 Revision 03; 120 Revision 00; 120 Revision 03; Sustainability statement May 2016; Internal Daylight Report May 2016; Annual Sunlight hours Letter dated 24 May 2017; Air Quality Assessment May 2016. Basement Impact Assessment (ref 14/22662-1) dated January 2015; Report on a Ground Investigation (ref 11/17802) dated April 2015; Ground Movement Assessment report (ref P4085) dated December 2014; Structural Drawings and Calculations (ref 16.280) dated April, May and August 2016; Existing and proposed architectural drawings (ref 15/0159) dated April 2016; Temporary Works Sequence dated 28 April 2016; Construction Management Plan dated 12 December 2016; Design and Access Statement dated 2 August 2016; Planning and Heritage Statement (ref CA/2609) dated September 2016; Tree Survey and Arboricultural Impact Assessment and Tree Protection Plan (ref E49) dated 22 April 2016; Cover letter dated 3 May 2017; Response to Objections Received dated 10 May 2017; Supplementary BIA information dated 3 May 2017; Comments in Response to Campbell Reith (undated, received May 2017); Ornan Court Historical Maps; 2 Ornan Road SuDS Report.

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 Council 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 A5 of London Borough of Camden Local Plan 2017.

5 The development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment documents and supporting information hereby approved.

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, A1 and A5 of the London Borough of Camden Local Plan 2017.

6 Before the development commences, details of the proposed cycling storage facilities for 4 cycles in the lightwell area 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 T1 of the London Borough of Camden Local Plan 2017.

7 Prior to the commencement of any works on site, trees to be retained shall be protected during construction work in accordance with the arboricultural report ref. E49 by Dr Martin Dobson dated 25th May 2017 and with 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.

8 No works on the relevant parts of the development shall commence until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the lightwell, have been submitted to and approved by the local planning authority. The details shall include details of the replacement tree; of a species to be confirmed to be planted as a heavy standard with a girth size of 12-14cm. The planting process should take into account the standards set out in BS8545:2014. 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 policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

9 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 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 policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

10 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 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 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.

4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £9645 (192.9sqm x £50) for the Mayor's CIL and £96450 (192.9sqm x £500) for the Camden CIL.
This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning