

Soup Architects Ltd  
198 Blackstock Road  
London  
N5 1EN

Application Ref: **2017/4301/P**

10 September 2018

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**Wallace House**  
**Fitzroy Park**  
**London**  
**N6 6HT**

Proposal:  
Erection of additional storey at first floor level and rear/side extension at lower ground floor, creation of front basement level extension under garage, and various external alterations to dwellinghouse

**DECISION**

Drawing Nos: 299\_001\_DS00, 299\_002\_DS00, 299\_003\_DS00, 299\_004\_DS00, 299\_005\_DS00, 299\_006\_DS00, 299\_007\_DS00, 299\_008\_DS00, 299\_009\_DS00, 299\_050\_EX\_00, 299\_050\_PL\_00, 299\_100\_EX\_00, 299\_100\_PL\_00, 299\_101\_EX\_00, 299\_101\_PL\_01, 299\_110\_EX\_00, 299\_110\_PL\_00, 299\_111\_EX\_00, 299\_111\_PL\_00, 299\_120\_EX\_00, 299\_120\_PL\_01, 299\_130\_PL\_00, 299\_200\_EX\_00, 299\_200\_PL\_00, 299\_210\_EX\_00, 299\_210\_PL\_00, 299\_220\_EX\_00, 299\_220\_PL\_01, 299\_300\_EX\_00, 299\_300\_PL\_01, 299\_310\_EX\_00, 299\_310\_PL\_01, 299\_315\_EX\_00, 299\_315\_PL\_01, 299\_320\_EX\_00, 299\_320\_PL\_01, 299\_325\_PL\_01, 299\_330\_PL\_00, Basement Impact Assessment Audit 12727-02\_Rev.F1 dated April 2018, BIA Appendix 1 - Residents' Consultation Comments, BIA Appendix 2 - Audit Query Tracker, BIA Appendix 3 - Supplementary Supporting Documents, Structural and Civil Engineering Planning Report 2170310\_Rev.P2 dated February 2018, S and CE Appendix 1 - Assumed Sequence of Construction, S and CE Appendix 2 - Structural Drawings, S and CE Appendix 3 - Site investigation, S and CE Appendix 4 - Arboriculture Report, Construction Management Plan v2.2 Rev.B dated 05/09/2017, Figure 01, Figure 02, Figure 03, Figure 05, Figure 10, Figure 11, Figure 12, Figure 13, Figure 14 - Rev01, Figure 15 - Rev01 & Figure 16 - Rev01

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 299\_001\_DS00, 299\_002\_DS00, 299\_003\_DS00, 299\_004\_DS00, 299\_005\_DS00, 299\_006\_DS00, 299\_007\_DS00, 299\_008\_DS00, 299\_009\_DS00, 299\_050\_EX\_00, 299\_050\_PL\_00, 299\_100\_EX\_00, 299\_100\_PL\_00, 299\_101\_EX\_00, 299\_101\_PL\_01, 299\_110\_EX\_00, 299\_110\_PL\_00, 299\_111\_EX\_00, 299\_111\_PL\_00, 299\_120\_EX\_00, 299\_120\_PL\_01, 299\_130\_PL\_00, 299\_200\_EX\_00, 299\_200\_PL\_00, 299\_210\_EX\_00, 299\_210\_PL\_00, 299\_220\_EX\_00, 299\_220\_PL\_01, 299\_300\_EX\_00, 299\_300\_PL\_01, 299\_310\_EX\_00, 299\_310\_PL\_01, 299\_315\_EX\_00, 299\_315\_PL\_01, 299\_320\_EX\_00, 299\_320\_PL\_01, 299\_325\_PL\_01, 299\_330\_PL\_00, Basement Impact Assessment Audit 12727-02\_Rev.F1 dated April 2018, BIA Appendix 1 - Residents' Consultation Comments, BIA Appendix 2 - Audit Query Tracker, BIA Appendix 3 - Supplementary Supporting Documents, Structural and Civil Engineering Planning Report 2170310\_Rev.P2 dated February 2018, S and CE Appendix 1 - Assumed Sequence of Construction, S and CE Appendix 2 - Structural Drawings, S and CE Appendix 3 - Site investigation, S and CE Appendix 4 - Arboriculture Report, Construction Management Plan v2.2 Rev.B dated 05/09/2017, Figure 01, Figure 02, Figure 03, Figure 05, Figure 10, Figure 11, Figure 12, Figure 13, Figure 14 - Rev01, Figure 15 - Rev01 & Figure 16 - Rev01.

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

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

- 4 Before the relevant part of the work is begun, details and samples of the external facing materials of the proposed extensions shall be submitted to and approved in writing by the local planning authority.

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

- 5 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 policy A5 of the London Borough of Camden Local Plan 2017.

- 6 The basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment and its supporting documents 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 policy A5 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
  - iii. full details of planting species and density.

The living roofs 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 CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of any works on site, tree protection measures shall be installed in accordance with the S and CE Appendix 4 - Arboriculture Report hereby approved. 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 these 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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.

Yours faithfully

Supporting Communities Directorate