

Application ref: 2018/0194/P
Contact: Sofie Fieldsend
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Montagu Evans
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Land at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace
London
NW1 4JL

Proposal:

Variation of condition 2 (approved plans) and condition 7 (parking provision) of planning permission reference 2016/1479/P (appeal allowed APP/X5210/W/16/3162987 dated 19/05/2017, for reinstatement of historic garden on Chester Gate and associated works), namely to alter details on the approved plans to reflect ownership of on-street parking bays.

Drawing Nos:

Chester Gate Landscape Report: Garden Works (dated 02/03/2016); Transport Statement (dated March 2016); Heritage Statement (dated March 2016); Design & Access Statement (dated March 2016); 622.01 (PP) 001 Rev PP1; 622.01 (PP) 002 Rev PP1; 622.01 (MP) 001; 622.01 (CD) 001; 622.01 (SC) 001 Rev RJH; 622.02 (SC) 001 Rev P2; 622.02 (SC) 002 Rev P2; 622.02(SC) 003 Rev P2; 622.01 (RP) 006 rev.A; 2013 TR008.

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 the original planning permission ref 2016/1479/P dated 19/05/2017.

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:

Chester Gate Landscape Report: Garden Works (dated 02/03/2016); Transport Statement (dated March 2016); Heritage Statement (dated March 2016); Design & Access Statement (dated March 2016); 622.01 (PP) 001 Rev PP1; 622.01 (PP) 002 Rev PP1; 622.01 (MP) 001; 622.01 (CD) 001; 622.01 (SC) 001 Rev RJH; 622.02 (SC) 001 Rev P2; 622.02 (SC) 002 Rev P2; 622.02(SC) 003 Rev P2; 622.01 (RP) 006 rev.A; 2013 TR008.

Reason:

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

- 3 Detailed drawings, or samples of materials as appropriate, 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) Manufacturer's specification details of all building materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

b) Drawings at 1:10 of new railings.

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 the policies 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 have been submitted to and approved by the local planning authority in writing. 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 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 the approval of details, unless otherwise agreed in writing with the local planning authority. 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall commence before a contract has been entered into with the Local Highway Authority (Crown Estate Paving Commission) to secure the proposed works to the highway, footpath and parking layout.

Reason: To ensure that the safety and efficiency and quality of the road network is maintained in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 7 For the purposes of this decision, condition 7 of permission reference 2016/1479/P (allowed by appeal under reference APP/X5210/W/16/3162987) shall be replaced with the following condition:

REPLACEMENT CONDITION 7

The whole of the car parking provision shown in red on drawing number 622.01 (RP) 006 rev.A shall be provided prior to the commencement of works to create the garden. Thereafter the whole of the car parking provision shown in red shall be retained and used for no purpose other than for the parking of vehicles.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies A1, T1 and T3 of the Camden Local Plan (2017).

Informative(s):

- 1 Reason for granting permission:

The revised parking layout shall maintain the same number of spaces (12) as the previously approved scheme, however the annotation shows that the 6 spaces on Chester Gate not owned by the applicant are existing and are to be retained and 6 new spaces located within the applicant's ownership will be provided. Highways officers have raised no objection to the revision relating to ownership.

The proposed changes would not impact on the amenity of neighbouring occupiers in terms of loss of privacy, light or overlooking.

No comments were received during the statutory consultation period. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 19/05/2017 under appeal reference number APP/X5210/W/16/3162987 (planning ref. 2016/1479/P).

The proposed development is in general accordance with policies A1, D1, D2 and T1 of the Camden Local Plan 2017.

- 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.

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 Joyce
Director of Regeneration and Planning