



Application ref: 2017/6907/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 17 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Barton Willmore
7 Soho Square
London
W1D 3QB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
13A Pond Street
London
NW3 2PN

Proposal:

Erection of 3-storey dwelling, plus basement including alterations to retained extension (to east of existing cottage) and refurbishment of existing roof terrace, with associated landscaping, following demolition of existing 2-storey cottage.

Drawing Nos: 201-100_P01; 201-101_P01; 201-102; 201-103; 201-110; 201-111; 201-112; 201-113; 201-120; 201-121; 201-122; 201-123; 201-124.

201-200_P04; 201-201_P04; 201-202_P04; 201-203_P03; 201-204_P03; 201-205_P04; 201-210_P04; 201-211_P04; 201-212_P04; 201-213_P04; 201-214_P04; 201-215_P04; 201-216_P04; 201-217_P04; 201-220_P05; 201-221_P05; 201-222_P05; 201-223_P04; 201-224_P04; 201-225_P04.

Supporting documents:

Response to BIA audit prepared by Entuitive dated April 2018; Arboricultural Report (TP/13aPS) prepared by Tree Projects dated 8 March 2018; Gas Monitoring Report prepared by Chelmer Global Ltd dated 10 January 2017; Structural Report & Basement Impact Assessment (Rev. 7) prepared by Entuitive dated March 2018; Design & Access Statement prepared by Gianni Botsford Architects dated 27 November 2017; Planning Statement prepared by Barton Willmore LLP dated December 2017; Sustainability & Energy Statement prepared by Integration dated 20 October 2017; Heritage Assessment prepared by Heritage Collective dated October 2017.

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:

201-100 P01; 201-101 P01; 201-102; 201-103; 201-110; 201-111; 201-112; 201-113; 201-120; 201-121; 201-122; 201-123; 201-124.
201-200_P04; 201-201_P04; 201-202_P04; 201-203_P03; 201-204_P03; 201-205_P04; 201-210_P04; 201-211_P04; 201-212_P04; 201-213_P04; 201-214_P04; 201-215_P04; 201-216_P04; 201-217_P04; 201-220_P05; 201-221_P05; 201-222_P05; 201-223_P04; 201-224_P04; 201-225_P04.

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

- 3 All new concrete block walls shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing 1969 extension.

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.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork for the west elevation boundary wall demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved 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 D1 and D2 of the

London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of roof terrace balustrades (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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

- 6 Throughout the implementation of the planning permission 2017/6907/P, the method statement and working practices shall be adopted, and adhered to, in accordance with the Tree Projects Report on Trees ref. TP/13aPS_8th March 2018. 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 BS5837:2012 and with the approved method statement.

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 Camden Local Plan.

- 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 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.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 10 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA (Structural Report & Basement Impact Assessment (Rev. 7) prepared by Entuitive dated March 2018 and Response to BIA audit prepared by Entuitive dated April 2018) hereby approved, including but not limited to the monitoring requirements in section 6 of appendix 1 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1 'very slight'.

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.

- 11 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the Sustainability & Energy Statement prepared by Integration dated 20 October 2017. 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 CC1 (Climate change mitigation), CC2 (Adapting to climate change) and CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.

- 12 The cycle store for 2 cycles hereby approved shall be provided in its entirety prior to the first occupation of the dwelling, 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.

Informative(s):

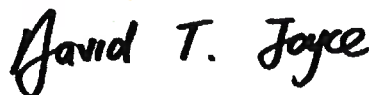
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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

