

Application ref: 2017/3348/P
Contact: John Diver
Tel: 020 7974 6368
Date: 2 January 2019

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

Studio Gil LTD
Floor 5, Hannibal House
Elephant & Castle Shopping Centre
New Kent Road
London
SE1 6TE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Coach House
50 A Belsize Square
London
NW3 4HN

Proposal:

Demolition and replacement of dwelling including rear extension, raised mansard roof and excavation of basement level (Class C3)

Drawing Nos: (Prefix: 1507_): PL_000, EX_001, EX_002, EX_003, EX_004, EX_005, EX_006, EX_007, EX_008, EX_009, EX_010; PL_001 Rev C, PL_002 Rev B, PL_003 Rev C, PL_004 Rev D, PL_005 Rev B, PL_006 Rev B, PL_007, PL_008 Rev D, PL_009 Rev A, PL_010 Rev F, PL_011 Rev D, PL_012 Rev A, PL_013 Rev A, PL_014 Rev A, PL_015, PL_016.

Supporting: Conceptual Site Model prepared by GEA, Design and Access Statement dated May 2017 by Studio Gil Ltd, Desk Study and Ground Investigation Report (including basement impact and ground movement assessments) (ref J17062) dated June 2017 by GEA Ltd, Desk Study and Ground Investigation Report (including basement impact and ground movement assessments) (ref J17062 Rev 3) dated February 2018 by GEA Ltd. GEA covering letter (ref.J17062/CA/01) dated October 2017, Heritage Statement dated May 2017 by Studio Gil Ltd, Letter regarding the updated BIA prepared by GEA dated 19 February 2018, National Grid advice letter (ref. J17062) dated March 2017, Proposed Construction Method Statement and drawing prepared by Conisbee dated September 2017, Proposed Structural Monitoring Specification prepared by Consibee dated September 2017, Scheme Structural

Calculations for the primary substructure works prepared by Consibee dated September 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 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 if in CA] 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: (Prefix: 1507_): PL_000, EX_001, EX_002, EX_003, EX_004, EX_005, EX_006, EX_007, EX_008, EX_009, EX_010; PL_001 Rev C, PL_002 Rev B, PL_003 Rev C, PL_004 Rev D, PL_005 Rev B, PL_006 Rev B, PL_007, PL_008 Rev D, PL_009 Rev A, PL_010 Rev F, PL_011 Rev D, PL_012 Rev A, PL_013 Rev A, PL_014 Rev A, PL_015, PL_016.

Supporting: Conceptual Site Model prepared by GEA, Design and Access Statement dated May 2017 by Studio Gil Ltd, Desk Study and Ground Investigation Report (including basement impact and ground movement assessments) (ref J17062) dated June 2017 by GEA Ltd, Desk Study and Ground Investigation Report (including basement impact and ground movement assessments) (ref J17062 Rev 3) dated February 2018 by GEA Ltd. GEA covering letter (ref.J17062/CA/01) dated October 2017, Heritage Statement dated May 2017 by Studio Gil Ltd, Letter regarding the updated BIA prepared by GEA dated 19 February 2018, National Grid advice letter (ref. J17062) dated March 2017, Proposed Construction Method Statement and drawing prepared by Consibee dated September 2017, Proposed Structural Monitoring Specification prepared by Consibee dated September 2017, Scheme Structural Calculations for the primary substructure works prepared by Consibee dated September 2017.

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

- 4 Before the relevant part of the work is begun, 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:

- a) Typical details including sections at 1:10 of all windows (including jambs, head and cill);
- b) Plan, elevation and section drawings of the replacement front door and garage door;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- d) Typical details (including elevation and section drawings at 1:10) of the metal balustrade to front lightwell; and
- e) Details (including plan and sections at 1:20) of the proposed solar PV cells and their relationship with the roofslope.

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.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 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.

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 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.
- 5 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 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 T. Joyce

David Joyce
Director of Regeneration and Planning