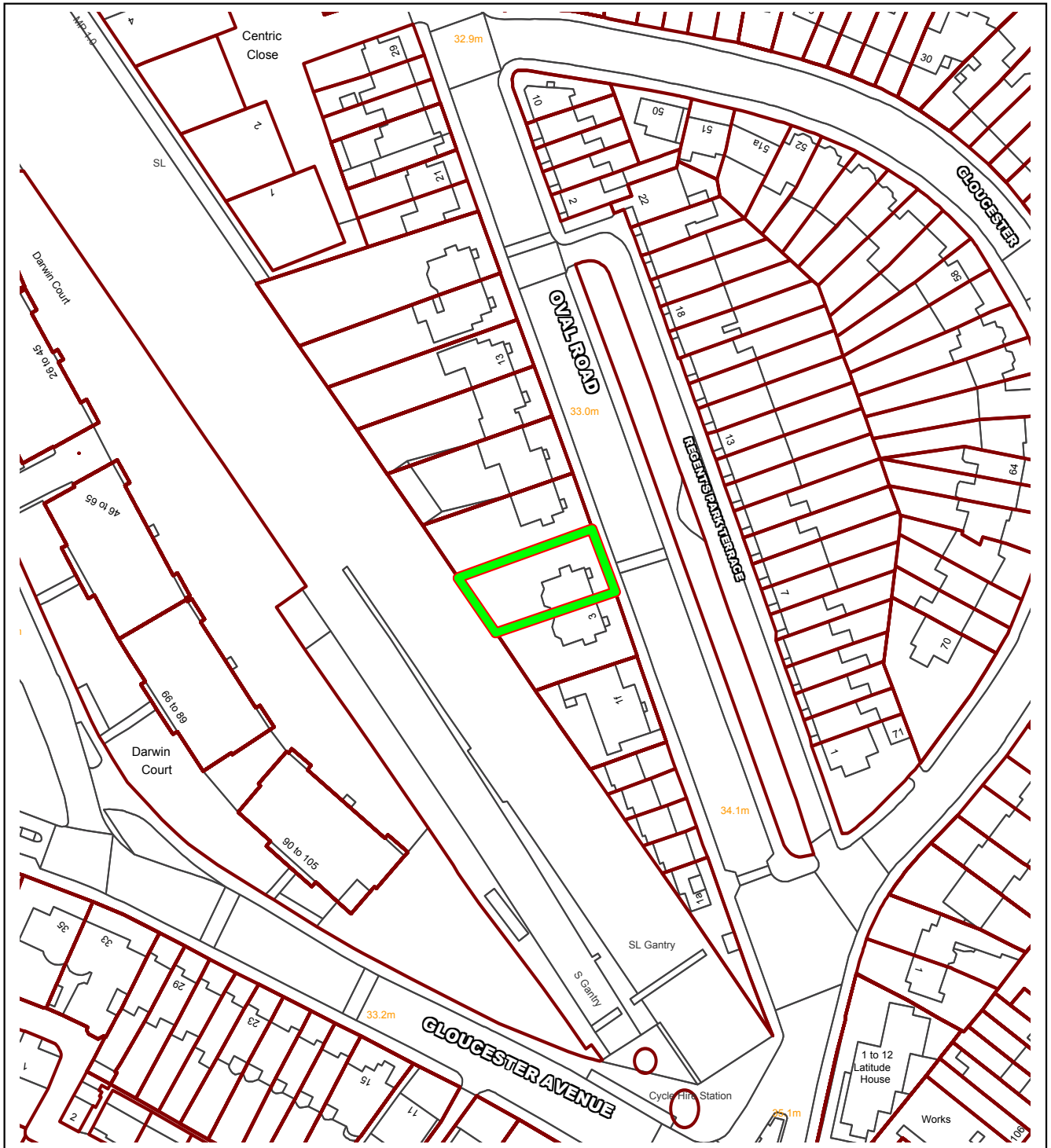


5 Oval Road, NW1 7EA
2018/3048/P



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Photo 1 (above): Aerial view of 5 Oval Road



Photo 2 (above): Streetscene elevation of 5 Oval Road, 7 Oval road and side gaps.



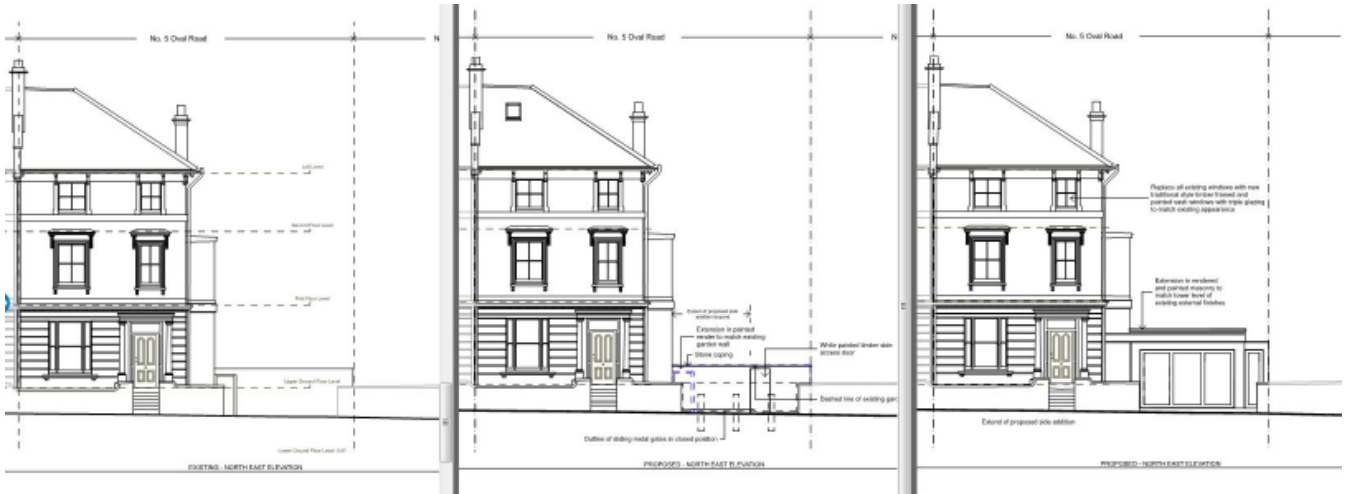
Photo 3 (above): View from the rear garden to the existing side solid wall. See existing paved surface and greenery



Photo 4 (above): View of the existing boundary wall, to the left - no. 5 Oval Road



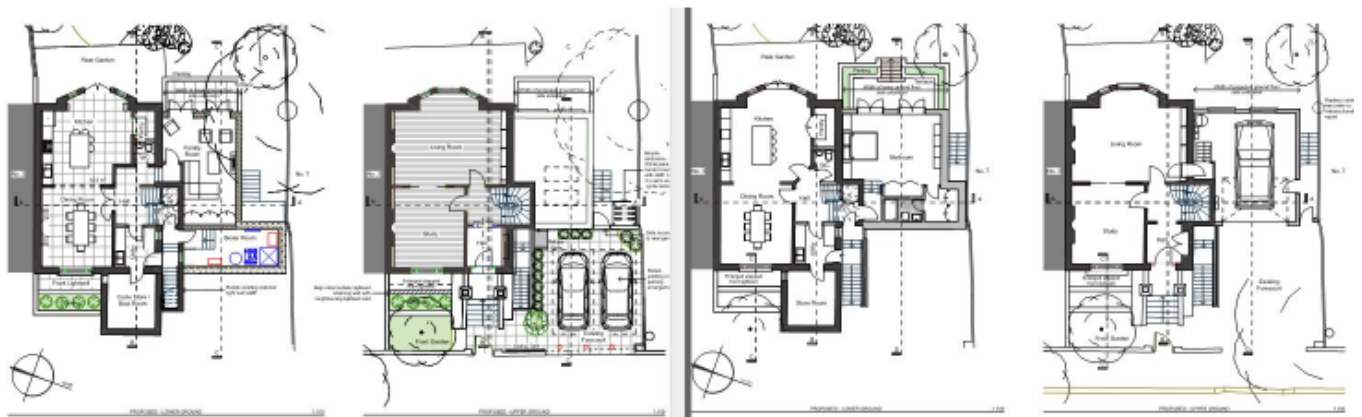
Photo 5 (above): View towards the side elevation of the building from the front of no. 7 Oval road.



Existing front elevation (left), proposed under the current planning app (centre) and refused under previous planning app 2017/2567/P (right).



Existing rear elevation (left), proposed under the current planning app (centre) and refused under previous planning app 2017/2567/P (right).



Proposed floor plans under the current planning app (left) and refused under previous planning app 2017/2567/P (right).

Delegated Report		Analysis sheet		Expiry Date:	26/09/2018
(Members Briefing)		N/A		Consultation Expiry Date:	09/09/2018
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2018/3048/P		
Application Address			Drawing Numbers		
5 Oval Road London NW1 7EA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Proposal: Erection of a single storey side extension and excavation of boiler room to front garden, installation of side gate and refuse store, sliding gate to front forecourt, enlargement of front lighthwell, all to single family dwellinghouse (Class C3).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	10/08/18 – 03/09/18 16/08/18 – 09/09/18	No. of responses	0	No. of objections	0
Summary of consultation responses:	No responses from neighbouring occupiers were received.					
Primrose Hill CAAC	<p>Objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"> 1. The house is symmetrical pair with no. 3 Oval Road and this is essentially unspoiled. 2. The open space at the side of the building is of critical importance and closing up the space to the side, even only at one level would seriously harm the balance of building and open space. 3. The proposal would seriously harm the conservation area and its character and appearance. 4. The proposed sliding gate would add an incongruous element in this location. 5. The proposed excavation would require Basement Impact Assessment. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The proposed extension due to its scale, projection and detailed design would be subservient to the host building. It's location behind the existing 2m high side solid wall would preserve the appearance of the host building as seen from the street and retain the symmetry with no. 3 Oval Road. See paras 5.3-5.6 for full assessment.</i> 2. <i>It is noted that gaps between the building in Primrose Hill are important, however, due to the proposed scale, projection and detailed design, the extension is not considered to cause harm to the conservation area nor to intrude harmfully into the existing gap between buildings. The extension would have a green roof on top which would contribute to the biodiversity of the site. See paras 5.3-5.6 for full assessment.</i> 3. <i>As above, due to the proposed scale, projection and detailed design, the proposed extension is considered to preserve the character of the conservation area. See paras 5.3-5.6 for full assessment.</i> 4. <i>The proposed sliding gate would match the existing height of the boundary wall and the current opening. Details of the proposed gate are secured by condition. See para. 5.8 for full assessment.</i> 5. <i>The proposed excavation is supported by a full basement impact assessment which has been audited by Campbell Reith and considered to be in line with policy A5 and CPG Basements. See paras 4.1-4.10 for full assessment.</i> 					

	<p><i>NB. Please note that revised drawings were received following receipt of the CAAC objection to reduce the height and width of the proposed extension (see 'revisions' section below for more details). The CAAC were not re-consulted and no further comments were received.</i></p>
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Site Description

The application site is located to the western side of Oval Road and is a four storey semi-detached property in use as a single family dwelling. The topography of the site slopes from the east to west (from front to rear).

To the opposite side of Oval Road is a terrace of 22 terraced houses all of which are Grade II listed.

The application property together with its semi-detached pair and the neighbouring semi-detached properties and terraces on the western side of Oval Road are considered to make a positive contribution to the Primrose Hill Conservation Area, within which they are located.

Relevant History

Relevant history of the application site:

2018/3049/P - Two storey side extension to include basement exaction and provision of garage at ground floor level, with associated landscaping to the rear, installation of side gate and refuse store, sliding gate to front forecourt, enlargement of side stairwell and front lighthwell, replacement of all windows, all to single family unit (Class C3). **Pending determination.**

2017/2567/P - Two-storey side extension at lower ground and ground floor levels with associated landscaping to the rear; enlargement of service staircase to create side access; enlargement of front lightwell; replacement of windows with triple glazing, all to residential dwelling (Class C3). – **Refused 06/10/2017**

Reasons for refusal:

- 1. The height, width, scale, bulk and detailed design of the side extension would appear as an incongruous addition, unbalancing the semi-detached pair and detrimental impact on the character and appearance of host building and Primrose Hill Conservation Area.*
- 2. The proposed alteration to the side access would harm the character of the parent building, unbalancing the semi-detached pair.*
- 3. In the absence of sufficient supporting information regarding the basement level excavation, the applicant has failed to demonstrate that the proposed development would not harm the neighbouring properties, trees, the structural, ground and water conditions.*
- 4. The removal of tree T5 (sycamore tree), would result in loss of a tree of significant amenity value.*
- 5. In the absence of sufficient information regarding the detailing of the proposed windows, the applicant has failed to demonstrate that no harm would be caused to the character and appearance of the building, street scene and wider area.*
- 6. The proposed provision of garage for on-site parking would promote unsustainable modes of transport and fail to limit parking across the borough.*

2017/2835/P - Roof dormer to rear elevation and installation of rooflights to front and side elevations to residential dwelling (Class C3). – **Granted 21/09/2017**

PE9700472 - Erection of a three storey building adjacent to the existing dwelling house, as a single family dwelling. – **Refused 29/09/1997**

Reasons for refusal:

- 1. The scale, height, form and setting of the three storey extension would harm the character and appearance of Primrose Hill Conservation Area.*
- 2. The relation between the main building and the proposed three storey extension fails to respect*

the visual importance of the existing gap the townscape and the conservation area.

3. The proposed roof terrace would result in unreasonable overlooking of neighbouring properties, to the detriment of the amenities of the occupiers.

Relevant planning history in the surrounding area:

16879 - 9 Oval Road, N.W.1 - Change of use of property at 9 Oval Road, N.W.1 into 4 self-contained units, including works of conversion, and erection of a 2-storey residential unit at the side. – **Granted 17/10/1973**

8802570 – 11 Oval Road N.W.1 - Erection of a 3-storey extension at the rear for residential purposes (as shown on drawings no: HA 377.01; 02;03;05;17;18 and HA 398.03) – **Granted 17/01/1989**

Relevant policies

National Planning Policy Framework (2019)

London Plan 2016 and Draft London Plan 2018

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Camden Local Plan (2017)

Policy G1 Delivery and location of growth

Policy DM1 Delivery and monitoring

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A2 Open Space

Policy A3 Biodiversity

Policy A4 Noise and Vibration

Policy A5 Basement

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy CC2 Adapting to climate change

Policy CC3 Water and flooding

Camden Planning Guidance

Design CPG 2019

Amenity CPG 2018

Basements CPG 2019

Altering and extending your home CPG 2019

Water and flooding CPG 2019

Transport CPG 2019

Trees CPG 2019

Primrose Hill Conservation Statement (2001)

1. Proposal

- 1.1 Planning permission is sought for erection of a single storey side extension adjacent to and rear of the existing projecting staircase structure; the excavation at basement level to accommodate a boiler room to front garden; the installation of a side access gate to provide access to the rear garden and refuse store; sliding gate to front forecourt; and enlargement of front lightwell.
- 1.2 The property features an existing white rendered wall within the front garden between the side elevation and the side boundary wall with no.7. The wall measures 2m high with an entrance gate to provide access to the rear garden. The proposed side extension would extend rearwards from the location of the existing wall, and would retain the same height when viewed from street level. The width of the extension to the front would be 3.3m where it sits adjacent to the projecting stairwell, increasing to 4.5m at the rear. As the land slopes towards the rear garden, the height of the extension at the rear would measure 3.5m.
- 1.3 The proposed boiler room excavation would have an internal floor area (GIA) of 11.6sqm and an internal height of 2.4m. The excavation would be located 4.76m from the street pavement and above, additional landscaping and a refuse area are proposed.
- 1.4 The existing front lightwell is formed by stepped landscaping adjacent to the window with the retaining wall measuring 1.17m high. The lightwell is proposed to be enlarged from 2.37sqm to 3.34sqm, by pushing back the retaining wall by 0.27m.
- 1.5 The front boundary wall measuring 1.3m high would be retained, and the proposed sliding metal gates would match this height, infilling the existing vehicular access gap measuring 5m wide.

2. Revisions

- 2.1 The following revisions took place to overcome officer concerns over the height and visibility of the proposed extension:
- External side stairwell to rear garden level revised to match the width and length of existing.
 - Side extension reduced:
 - In width from 4.9m to 3.4m adjacent to the staircase projection and from 5.7m to 4.6m as measured from the rear.
 - In height from 3.4m to 2m to front elevation, and from 4.8m to 3.6m as measured from the rear.
 - Additional landscaping to forecourt and in front of the lightwell.
 - Additional cycle stands behind the boundary wall within covered closure.

3. Considerations

- 3.1 The main issues to be considered are:

- Basement Impact Assessment
- Design and heritage
- Trees and biodiversity
- Impact on the amenity of adjoining occupiers
- Transport and planning obligations

Assessment

4. Basement Impact Assessment

- 4.1 Policy A5 stipulates that basement excavations should not cause harm to the neighbouring properties, the structural, ground or water conditions and the architectural character and amenity of the area. In order to demonstrate compliance with the requirements of policy A5 and Camden Planning Guidance (CPG) Basements, a Basement Impact assessment (BIA) has been submitted and assessed by third party auditors Campbell Reith. Additional information to support the proposed excavation has been requested by auditors in relation to the author qualifications, to respond to Arup GSD and CPG Basements, to provide an outline construction programme, clarifications in relation to the arboricultural assessment, details of drainage strategy, details about land stability to include ground movement assessment (GMA) and monitoring.
- 4.2 Additional information was provided to demonstrate that the BIA makes reference to and has been undertaken in accordance with Arup GSD and CPG Basements and confirmation of the adequate qualifications of the individuals involved in the BIA. The revised submission included appropriate details of site investigation and geotechnical design parameter, outline structural and temporary works information. Due to the small basement expansion and location underneath the front forecourt, there would be no change in impermeable site area and the proposal will not impact the wider hydrological environment.
- 4.3 In addition, a revised ground movement assessment was submitted with predicted movements broadly within the accepted range for the size, depth and methodology of construction. Considering the neighbouring foundation levels, it is accepted that damage impacts will be Category 0 to Category 1 (Negligible to Very Slight), which is in line with the requirements of CPG Basements and policy A1. The information provided demonstrates that there are no slope stability concerns regarding the proposed excavation and it is not in an area prone to flooding. The outline programme shows that basement works should take approximately six months which is considered appropriate.
- 4.4 In relation to trees, a revised Arboricultural assessment has been provided to demonstrate that the larger Sycamore tree (T6) located at the north-west side of the house would be retained as part of the proposal, as it holds significant amenity value. The assessment indicates that the tree has some internal decay which would affect its lifespan, however its retention is considered appropriate in this instance, as supported by tree officers. The proposed method of basement construction with screw piles is considered to be the less intrusive to the existing rooting area, and this will be supported by a raised platform to protect the ground and the underlying roots as well as timber boxing to protect the trunk of the tree, all in line with BS5837:2012. The protection measures around the trees during construction works would be secured by condition.
- 4.5 It is noted that there are some shrubs and bushes along the boundary with no. 7, however they are not considered to have significant amenity value to require their retention, as

confirmed by the Council's tree officers.

4.6 In relation to the front lightwell, the proposed extension are considered very minor, involving pushing back the retaining wall by 0.27m, and as such, so not require a basement impact assessment.

Basement extent

4.7 Policy A5 stresses that the siting, location, scale and design of basements must have minimal impact on and be subordinate to the host building, by meeting the following limitations:

- a) Not comprise more than one storey; **complies** - single storey basement.
- b) Not be built under an existing basement; **complies** – no existing basement.
- c) Not exceed 50% of each garden within the property; **complies** – the proposed basement extends only into the front garden and this has an area of 60sqm, and the proposed basement extension an area of 17.5sqm which is 29% of the front garden.
- d) Be less than 1.5 times the footprint of the host building in area; **complies** – proposed basement would measure 22% of the existing footprint of the building which is less than 1.5 times.
- e) Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; **complies** – the building has a depth of 9.8m and the basement extension a depth of 3m which is approximately 30% of the depth of the building.
- f) Not extend into or underneath the garden further than 50% of the depth of the garden; **complies** - length of front garden 7.25m, length of basement extension 3m, which is 41%; the basement does not extend into the rear garden.
- g) Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; **complies** – the basement excavation would be set in by 0.35m from the boundary with no. 7 Oval Road.
- h) Avoid loss of garden space or trees of townscape or amenity value; **complies** – as discussed at paras 4.4 and 4.5 above, no impact would be caused to the existing trees of amenity value.

4.8 Due to the land gradient, from front to rear gardens of the host building, the difference in height of the land is of 1.75m. As measured from the ground level in the front garden the basement would extend by 3.3m below the ground level, and by 1.63m as measured from the ground level of the rear garden. The proposed room in the basement would not benefit from any daylight nor sunlight which would be acceptable in this instance, as the room would be solely used as boiler room for the main building.

4.9 In light of the above, the proposed basement excavation, would be subordinate to the host building and would not cause harm to the host building, neighbouring properties, or local ground and water conditions, in line with policy A5 and CPG Basements.

5. Design and Heritage

- 5.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 5.2 In relation to extensions, CPG 'Altering and extending your home' states that they should respect and preserve the original design and proportions of the building, the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space, be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing, and retain the open character of existing natural landscaping and garden amenity. Furthermore, in relation to side extensions it states that they should be subordinate to the original building in height and scale, no taller than the porch and set back from the main building.
- 5.3 Importantly, the CPG highlights the significance of gaps especially in conservation areas and that they can help soften the urban scene and provide visual interest. Primrose Hill Conservation Area Statement identifies the properties on the west side of Oval Road of which the application site is part of, as being characterised by substantial garden spaces and large gaps between building groups. Symmetrical with No. 3 Oval Road, the application site benefits from a large gap at the side of the property, bordered by 2m high front boundary wall with a small door for access.
- 5.4 It is noted that the application site is symmetrical with its pair and similar in design and appearance with other semi-detached properties along Oval Road. The symmetry of the semi-detached properties has particular importance on this stretch of Oval Road, considering their proximity with the Grade II listed building, opposite the application site and the overall feeling of the street.
- 5.5 As such, the proposed side extension has been designed to reduce its visual impact when viewed from street level by retaining the same height as the existing wall in the same location, and being reduced in width to be less than half of the width of the host building as seen in front elevation and plan. The existing entrance gate within the wall, would be re-provided to retain the existing access to the garden and allow glimpses to the greenery of the rear garden. To the rear, the extension would open to the rear garden through two double doors with a modest patio area, designed to respond positively to the existing architectural detailing and style of the existing building. Through negotiation with the applicant, a green roof is proposed to the roof of the extension, details of which would be secured by condition.
- 5.6 On balance, following revisions to the height and width of the extension, the proposed development would appear subordinate to the building being extended, would preserve the existing gaps and views to the rear garden as seen from the street and would have a limited impact on the streetscene compared to the existing situation. As such the proposed development would preserve the character and appearance of the host building, semi-detached pair, streetscene and wider conservation area.
- 5.7 The host building has a stepped planted area to the front garden adjacent to the main steps into the building. The proposal includes the extension of the front lightwell by 0.27m whilst retaining the planted beds and the existing magnolia tree. There would be limited views of the development and as such, the proposed enlargement is considered to

preserve the character and appearance of the building and streetscene.

5.8 The proposal includes provision of a refuse area adjacent to the front entrance steps. This is considered an appropriate location and details of the structure to cover the bins will be secured by condition.

5.9 In relation to the front boundary treatment, it is noted that along Oval Road there is an established character of low boundary walls with railings above and metal gates, or solely solid brick walls. In the past, some of the properties have been extended with a driveway and dropped kerb, with the opening in the front boundary wall left ungated, as in the case of the current property. Primrose Hill Conservation Area Statement under PH36 highlights that proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style and where original boundary structures have been lost, these should be reinstated to match the original.

5.10 The proposal involves enclosing the forecourt with a sliding metal gate the same length as the existing opening and the same height. It is considered that this would ensure an appropriate continuity of front boundaries along the street, and due to its small scale and projection, the gate would preserve the existing character and appearance of the host building, and streetscene overall. Details of the gate and how this would respond in detail to the current streetscene would be secured by condition.

6. Trees and biodiversity

6.1 In relation to the biodiversity of the site, the existing forecourt is almost fully paved as well as most of the side area of the host building where the proposed extension would be sited. The proposal includes additional soft landscaping to the edges of the forecourt and along the existing external staircase which would enhance the biodiversity of the site. In addition, the proposed side extension would be covered by a green roof which would further contribute to the enhancement of the biodiversity of the site, in line with policy A3. Details of the proposed landscaping and green roof would be secured by condition.

6.2 In relation to the trees, as discussed above at paras 4.4 and 4.5, the existing trees of significant amenity value such as the Sycamore tree located to the side of the building at the boundary with no. 7, the Limes and Beech located at the rear of the garden contributing to a green railway line boundary, Cordyline and shrubs adjacent to the rear of the host building, as well as the Magnolia to front planted beds, would be retained and protected during construction works as secured via condition.

7. Amenity

7.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight and noise.

Basement excavation

7.2 The proposed basement excavation supported by the BIA and audited by Campbell Reith demonstrates that this would not cause any significant harm to the amenity of the neighbouring occupiers in terms of land stability, hydrology, and hydrogeology. The submitted BIA has satisfactorily demonstrated that the proposed excavation would cause negligible to very slight damage to the neighbouring buildings (Category 0 to Category 1) on Burland Scale which is in accordance with CPG Basements and policy A1.

7.3 The proposed enlargement of the front lightwell due its minor projection is not considered to cause any significant harm to the amenity of the neighbouring occupiers.

7.4 In relation to the side extension, its proposed scale and projection would ensure sufficient distance between the buildings is retained, being set in by 2.66m from the boundary with no. 7 Oval Road, which is 8m to the actual neighbouring building. The extension does not have any windows facing the side bounty and the adjacent building, to ensure no loss of privacy. As such, due to its scale and detailed design, the proposed extension is not be considered to cause harm to the amenity of the neighbouring occupiers in terms of loss of light, outlook or privacy.

8. Transport and planning obligations

8.1 The Council's transport officers have been consulted in relation to the proposed development and confirmed that given the size of the existing forecourt on site and on-street parking along Oval Road, a Construction Management Plan (CMP) would not be considered necessary in this instance.

8.2 In relation to the parking provision, it is noted that the site benefits from a dropped kerb and two cars can be parked in the forecourt. The current permission would retain the same number of cars to be parked on site as existing which is in line with policy T2. As the proposed development does not include the creation of any new residential units, the development would not secured as car free.

9. Recommendation

9.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th May 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/3048/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 8 May 2019

Development Management
Regeneration and Planning
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London
WC2H 0JR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Oval Road
London
NW1 7EA

DECISION

Proposal: Erection of a single storey side extension and excavation of boiler room to front garden, installation of side gate and refuse store, sliding gate to front forecourt, enlargement of front lighthwell, all to single family dwellinghouse (Class C3).

Drawing Nos: S-00; S-01; S-02/A; S-03; S-04; S-05; S-06; S-07; S-08; TP-201/A; TP-300/B; TP-301/B; TP-302/C; TP-303/C; TP-305; TP-306/A; TP-307/B; TP-308/B; TP-309/B; Arboricultural Assessment - Impact Assessment for land at 5 Oval Road, dated February 2019; 9965-KC-SP-YTREE-AP02RevC; Ground Investigation and Basement Impact Assessment Report V1.01 GWPR2885/GIR by Ground&Wate dated January 2019; Method Statement, Underpinning and Plant Room Construction V1 by Sub-Tech Contractors Ltd, dated December 2018; Movement Monitoring Statement by Inertia Structures Ltd dated February 2019; 0310/102; 0310/700; Plant Room Construction programme 04/02/2019; DT-39.

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 policies D1 and 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:

S-00; S-01; S-02/A; S-03; S-04; S-05; S-06; S-07; S-08; TP-201/A; TP-300/B; TP-301/B; TP-302/C; TP-303/C; TP-305; TP-306/A; TP-307/B; TP-308/B; TP-309/B; Arboricultural Assessment - Impact Assessment for land at 5 Oval Road, dated February 2019; 9965-KC-SP-YTREE-AP02RevC; Ground Investigation and Basement Impact Assessment Report V1.01 GWPR2885/GIR by Ground&Wate dated January 2019; Method Statement, Underpinning and Plant Room Construction V1 by Sub-Tech Contractors Ltd, dated December 2018; Movement Monitoring Statement by Inertia Structures Ltd dated February 2019; 0310/102; 0310/700; Plant Room Construction programme 04/02/2019; DT-39.

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) Plans, elevations and sections drawings, including details of materials to be used for the new bin enclosure at a scale of 1:10 or 1:20;
- b) Plans, elevations and sections drawings, including details of materials to be used for the new cycle storage enclosure at a scale of 1:10 or 1:20;
- c) Plans, elevations and sections drawings, including details of materials to be used for the gates to front boundary at a scale of 1:10 or 1:20.

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 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.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Impact Assessment for land at 5 Oval Road, dated February 2019 and dwg no 9965-KC-SP-YTREE-AP02RevC prepared by Keen Consultants. All trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Ground&Water dated January 2019, Sub-Tech Contractors Ltd dated December 2018, Inertia Structures Ltd dated February 2019; Arboricultural assessment by Keen Consultants dated February 2019.

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 Camden Local Plan 2017.

- 9 Before the relevant part of the work is begun, full details in respect of the living roof in the area indicated on the approved roof plan TP-303/C, 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 showing substrate depth
 - 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.

- 10 Before the relevant part of the work is begun full details of hard and soft landscaping and means of enclosure of all un-built, open area, to include front boundary walls, have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, to front and rear gardens. 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.

- 11 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 completion of the development or any phase of the development or 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.

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 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>

or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning