

2018/0556/P – 5 Cleve Road





Photo 1 – Front elevation



Photo 2 – Rear elevation

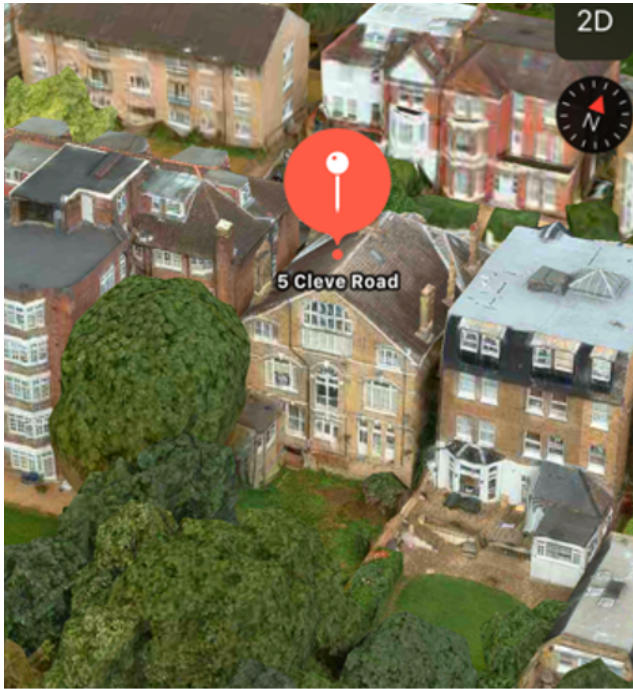


Photo 3 – Aerial view



Photo 4 – Longer view of rear elevation



Photo 5 – Rear elevation showing relationship with no.3 Cleve Road



Photo 6 - Rear elevation showing relationship with no.7-9 Cleve Road



Photo 7 – Communal rear garden

Delegated Report		Analysis sheet	Expiry Date:	02/08/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	08/07/2018
Officer			Application Number(s)	
Kristina Smith			2018/0556/P	
Application Address			Drawing Numbers	
5 Cleve Road LONDON NW6 3RG			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of part 1 part 2 storey rear extension with roof terraces above and lowered private garden areas at rear, excavation of front and side lightwells, and elevational alterations, including installation of new window openings on side elevations, in association with reconfiguration of 4 existing units (2x studio; 2x 1-bed) at ground floor level to provide 2x 4-bed and 2x 2bed (Class C3)				
Recommendation(s):		Grant Planning Permission Subject to a Section 106 Legal Agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:			
Informatives:	Refer to Draft Decision Notice		
Consultations			
Adjoining Occupiers:	No. of responses	05	No. of objections
Summary of consultation responses:	<ul style="list-style-type: none"> • 2 site notices were displayed (1 outside the site and 1 to the rear near 4 Woodchurch Road) from 13/06/2018 to 07/07/2018 • A press advert was published on 13/06/2018 to 07/07/2018 <p>5 objections were received from adjoining occupiers (4 Woodchurch Road; Flats 6, 7, 8 of 5 Cleve Road) on the following grounds:</p> <p><u>Design and conservation</u></p> <ul style="list-style-type: none"> • Proposals will materially affect the appearance of the building <p><i>Officer response: please refer to 'Design and Conservation' section of report.</i></p> <p><u>Amenity</u></p> <ul style="list-style-type: none"> • The introduction of family sized units could result in children entering the garden of 4 Woodchurch Road via the dilapidated boundary wall, as has happened in the past. <p><i>Officer response: It is understood the walls will be repaired as part of the works. This is not a matter that can be controlled by the planning process.</i></p> <ul style="list-style-type: none"> • Once completed, the noise levels will be higher and force us to leave • New residents would have access to communal garden and their play and conversation could impact on the quiet enjoyment of our home. <p><i>Officer response: The resulting noise will be residential in nature and is not expected to material change the existing situation.</i></p> <ul style="list-style-type: none"> • Construction period will be particularly invasive <p><i>Officer response: the planning permission will be subject to a Construction Management Plan and an informative will be placed on the application reminding the applicant of their duty to comply with Control of Pollution Act 1974.</i></p> <p><u>Other</u></p> <ul style="list-style-type: none"> • No leaseholders of adjacent building have received notice under the Party Wall Act <p><i>Officer response: the Party Wall Act is separate to the planning process.</i></p> <ul style="list-style-type: none"> • Planning permission should require applicant to construct new garden boundary wall 		

	<p><i>Officer response: It is understood the boundary wall will be repaired as part of the works; however, planning permission cannot require an applicant to carry out works.</i></p> <ul style="list-style-type: none"> • Unsure of our rights as tenants if the planning application were to be granted. Plans imply relocation of existing occupants • Tenants have received no consultation of proposals from landlord <p><i>Officer response: the applicant signed Certificate A declaring that there are no other owner interests at the building. The Council consulted via site notices and a press advert; however, it is a landlord's responsibility to consult with tenants. The revised scheme does not now involve any works to upper flats on 1st to 3rd floors.</i></p> <ul style="list-style-type: none"> • Building is very old and structurally vulnerable so building work will affect health and safety of tenants <p><i>Officer response: the structural condition of the building will need to be deemed satisfactory by Building Control to achieve sign off on completion of the works.</i></p>
<p>South Hampstead CAAC / Local Groups</p>	<p>No responses received</p>

Site Description

The site is a three storey (plus lower ground floor/basement) detached building on the south side of Cleve Road located between the junctions of West End Lane and Priory Road. There is no common architectural style to this side of Cleve Road and the application site has a stand-alone building, uniquely designed and distinct from its neighbours. It comprises 12 residential units (4 x studio; 4 x 1 bed; 3 x 2 bed; 1 x 3 bed).

The building is not listed but lies within the South Hampstead Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The property is highlighted in paragraph 4.16 of the South Hampstead Conservation Area Character Appraisal and Management Strategy as being an important property owing to its architect, Banister Fletcher.

Relevant History

2014/4107/P - Conversion of basement area into 2 x one bed flats, formation of front lightwells and demolition of existing side extension. **Granted 11/03/2015 (not implemented)**

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)
Draft London Plan (2018)

Camden Local Plan (2017)

G1 Delivery and location of growth
H6 - Housing choice and mix
H7 - Large and small homes
A1 - Managing the impact of development
A3 - Biodiversity
A4 - Noise
A5 - Basements
D1 - Design
D2 - Heritage
CC3 - Water and flooding
T1 - Prioritising walking, cycling and public transport
T2 - Car-free development and limiting the availability of parking.
DM1 - Delivery and monitoring

Camden Planning Guidance

CPG 1 Design (2015)
CPG Housing (interim, 2018)
CPG Basements (2018)
CPG Amenity (2018)
CPG 7 Transport (2011)

Assessment

1. Proposal

1.1. Planning permission is now sought for the following works:

- Erection of part single part two storey rear extension measuring 13m (W) x 3.7m (H) x 6m (D) with roof terrace above; the extension will be single storey on the 2 sides to match the existing lower ground floor level and will be 2 storeys in the central part incorporating an excavated deeper lower ground floor and a mezzanine floor above; the excavation is about 1.7m deep according to the section plans and will also entail a slight lowering by 1m of the rear garden beyond to create 2 private enclosed garden areas;
- Reconfiguration and enlargement of 4 existing units (2x studio; 2x1-bed) at ground floor level to provide 2x3-bed and 2x2bed (Class C3) on 2 floors by using the existing vacant lower ground floor cellar;
- Excavation of 2 front lightwells and 2 side lightwells;
- Provision of cycle storage in rear garden and refuse storage at front;
- Hard and soft landscaping to front and rear.

1.2. During the course of the application, the applicant decided to remove the alterations to first, second and third floors and focus the proposals only on the lower levels of the building. The following revisions have also been negotiated:

- Reduction in height of rear extension by a storey and alterations to detailed design including provision of green roof on extension
- Various alterations to proposed rear fenestration to retain original openings
- Inclusion of black metal railings to front lightwells

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Land use and housing mix
- Standard of residential accommodation
- Design and heritage
- Amenity
- Basement impact
- Transport impact
- Trees and landscaping

3. Land use and housing mix

3.1. The proposal does not create any additional units but would enlarge and improve the residential standards of four existing units, two of which are undersized studio units. It would also bring into use the existing lower ground floor level, which appears to be a redundant and dilapidated storage area of the building that has never been used as habitable accommodation. This would be in accordance with Policy G1 which promotes the most efficient use of land and buildings in Camden. The upper levels of the property at 1st-3rd floors will remain unaffected. It is noted that a previous permission in 2015 (see history above) involved conversion of the 'basement floor' into 2 flats but was not implemented.

3.2. Policy H7 seeks to secure a range of homes of different sizes that contribute to meeting the properties set out in the Dwelling Size Priorities Table. For market housing, the table regards 1-

bed and studios as lower priority and 2-bed and 3-bed market units as highest priority. The proposal, which would replace 2 x 1-bed units and 2 x studio units with 2 x 2-bed and 2 x 4-beds would therefore bring the dwelling mix into closer alignment with policy H7.

4. Standard of residential accommodation

4.1. The London Plan introduced new Nationally Described Space Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units. The application would provide the following (London Plan GIA standard / proposed floorspace)

Flat A – 4 bedroom 8 person flat – 117 / 140 sqm

Flat B – 4 bedroom 8 person flat – 117 / 140 sqm

Flat C - 2 bedroom 4 person flat – 70 / 78 sqm

Flat D - 2 bedroom 4 person flat – 70 / 75 sqm

4.2. All flats are compliant with minimum space standards with individual bedrooms also meeting the minimum standards. The units would also comprise sufficient storage space. In terms of space standards, the proposal would improve the existing situation which includes two undersized studio units that measure 27 sqm and 31 sqm compared to the minimum space standard of 37sqm.

4.3. CPG Housing seeks to secure high quality housing from developments. The two units at ground floor level would be double aspect, have large and plentiful windows that allow for good outlook and daylight. The standard of accommodation is considered to be of high quality. At lower ground floor level, three of the four bedrooms would have high level windows facing a narrow side passage that would limit the scope for a good level of natural light and outlook. Whilst not ideal, this situation is unavoidable given the lower ground floor location of the units and the long floorplan of the property. There are also mitigating factors that mean the standard of the units are acceptable on balance. These factors include large windows that serve the kitchen and conservatory / living room and a front bay window with French doors leading to a small private terrace area associated with the front master bedroom. The lower ground units would also benefit from the private use of 2 small enclosed rear garden areas. Furthermore, the units exceeds the space standards for a 4b8p by 23sqm.

5. Design and Conservation

5.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained 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 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

5.2. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. In this instance, the contribution to the conservation area primarily derives from the quality of the front elevation. Whilst the rear elevation is undoubtedly attractive, it is far less prominent and has also undergone alterations previously. The proposal will retain the character and appearance of the front elevation, with the only alteration proposed being the creation of front lightwells that will be sensitively designed with railings to match the upper floors.

Erection of two storey rear extension

- 5.3. The proposed rear extension would measure 13m (W) x 3.7m (H) x 6m (D) and would provide additional accommodation for the existing lower ground floorspace. Due to sloping ground levels, this floor is below the front garden level and thus appears as a basement, but it is level with the rear garden ground level and has an exposed rear elevation, thus it is termed as a lower ground floor in this report. Despite the slight lowering of part of the rear garden to create private garden enclosures, the extension would appear as only single storey above garden ground level.
- 5.4. The extension would involve the demolition of an existing non-original two storey projection on the western boundary.
- 5.5. CPG1 guidance provides more specific advice on designing rear extensions, which should:
- be secondary to the building being extended, in terms of location, form scale, proportions, dimensions and detailing;
 - respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
 - respect and preserve the original design and proportions of the building, including architectural period and style;
 - in most cases, not be higher than one full storey below roof eaves/parapet level, or rise above the general height of neighbouring projections
- 5.6. The host property is a large building, with a deep plan and wide footprint. The proposed extension, though full width, would be limited to one storey above ground and would not extend higher than the existing lower ground floor level, which is currently in a poor state of repair and detracts from the appearance of the building as a whole. Given the large footprint of the original building, the proposed extension would be considered to have a subordinate relationship. The building has a flat rear elevation with no protrusions other than the non-original later extension and therefore there is no historic plan form for the extension to respond to.
- 5.7. The extension would be constructed in London stock brick to match that of the main building. The fenestration would have a vertical emphasis and would appear pared down and simple, in comparison to the more decorative features above. It would appear as a distinct, contemporary addition that is thought to be appropriate at this level of the building as it would not impact on the ability for the main rear elevation to be appreciated.
- 5.8. The South Hampstead Conservation Area Statement advises that particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. The existing rear garden is very large with soft landscaping totalling approx. 430 sqm. After the development, the soft landscaping would cover approx. 275 sqm. The rear extension accounts for approx. 76 sqm of the loss of soft cover with the introduction of hard landscaping including cycle storage and pathways accounting for the remaining 79 sqm. The hard landscaping would be located more towards the building whilst the rear of the site would remain soft cover. A landscape condition will be attached to the permission requiring details of the surface treatment to ensure that an appropriate garden character and level of permeability is retained.

Alterations to side and rear fenestration

- 5.9. The rear elevation of the building is distinctive with ornate architectural details and arched timber framed windows. Revisions to the proposal have been sought that retain the original openings as far as possible and no alterations are now taking place above ground floor level. At ground floor it is proposed to brick up the central door and window and to replicate the three doors on the east

section of the rear elevation on the west section. This would replace a large single aperture window that has been interrupted by the existing extension (to be demolished). The proposed fenestration alterations would bring the symmetry on upper floor levels down to ground floor level and would conserve the character and appearance of the building to an acceptable degree.

- 5.10. Two vertical windows are to be installed at ground floor level on the eastern flank wall and four vertical windows at ground floor level on the western flank wall. They would be sensitive to the best examples of existing windows elsewhere on the building in terms of design, style and material.

Excavation / enlargement of front lightwells

- 5.11. It is proposed to create 2 matching lightwells under the bays of the front elevation; one will be an enlargement of an existing small cellar access lightwell. The precedent has already been set for such lightwells due to a previous planning permission for lightwells of the same size and location (ref. 2014/4107/P), now expired. There are also various examples of front lightwells with railings elsewhere along this side of Cleve Road. Given that there has been no material change since this decision to planning policy regarding the acceptability of front lightwells or to the site conditions, this proposal would remain acceptable. The new bay windows within these lightwells would be sensitively designed to match those on the levels above.

- 5.12. Refuse stores would be provided behind the front garden wall. Further details of the refuse stores, lightwell railings and front garden landscaping will be secured by condition.

6. Amenity

- 6.1. The property is situated between no.3 Cleve Road, a four storey residential building to the north and Cleve House, a four storey mansion block to the south. Beyond a large rear garden lie nos. 4 and 6 Woodchurch Road, the nearest residential windows of which are located approx. 50m from the proposed terrace and 26m from the rear boundary garden wall.
- 6.2. The rear extension would not be any higher than the existing side boundary walls and therefore there would be no material impact in terms of loss of light or outlook on neighbouring properties. Furthermore, an existing two storey extension adjacent to the boundary wall to the south would be demolished, which could improve light conditions for some windows at Cleve House.
- 6.3. The extension would include 2 roof terrace areas over a section of the flat roof. These would be significantly set back from the rear and both sides of the flat roof to prevent views into windows of neighbouring properties. A condition would prevent any additional area of flat roof being used as amenity space.
- 6.4. The new windows on the side elevations are not thought to directly align with any windows serving habitable rooms of neighbouring properties. To ensure privacy will not be compromised, a condition will be attached that states the windows must be obscure glazed below a level of 1.7m.

7. Basement considerations

- 7.1. The proposal for a rear extension involves excavation in its central part to a maximum depth of 2m and covering an area of approx. 40sqm; this sunken element projects out by 6m from the original house and is set in from both sides by about 3m. Also there will be 2 small front lightwells (2m x 4m) and side lightwells. As explained in para 5.3 above, the site is sloping with the existing lower ground floor level visible on the rear elevation.

- 7.2. The area of excavation would not involve a new or additional basement under the house. Instead

it only involves a small area of excavation to create a semi-basement level within the central part of the new rear extension. It has been fully assessed against the criteria of policy A5 in terms of scale, garden take-up and distance from neighbouring property boundaries and is found to be fully compliant.

7.3. A Basement Impact Assessment was submitted with the application which was audited by the Council's independent verification engineers, Campbell Reith. Following the submission of further information, a final audit report was produced that confirmed all issues has been closed out. The conclusions are as follows:

- The Basement Impact Assessment (BIA) has been carried out by individuals who possess suitable qualifications in accordance with CPG Basements.
- The proposal involves construction of a basement utilising underpinning techniques.
- Appropriate geotechnical information is presented. Groundwater is expected to be encountered during construction and provision for groundwater control is proposed in the BIA.
- The "Ground Movement Assessment" (GMA) report indicates 'negligible' impact (Burland damage Category '0') due to the proposed development for the existing building on-site, the neighbouring buildings at 3 and 7 Cleve Road.
- The structural assessment indicates 'very slight' anticipated damage (Burland damage Category '1') to the existing building on site, considering other structural works above basement level.
- Outline temporary and permanent works methodology and sequencing is provided.
- Visual inspection backed up with a daily written log is proposed for monitoring during construction.
- It is accepted that the proposed development will have no impact to land stability or the wider hydrogeological environment.
- The adoption of an appropriate SuDS system is anticipated to mitigate any increase in rainwater that might run into the combined sewerage. Mitigation measures against potential sewer flooding along with proposed flood resilience measures are also presented.
- An outline construction works programme is provided.
- A mini-piles solution is proposed locally towards the western boundary, to cater for the potential presence of tree roots and to protect against clay heave.

8. Transport considerations

Car-free

8.1. Camden Local Plan Policy T2 (Parking and car-free development) states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council will not issue on-street parking permits in connection with new developments and will use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. This applies to redevelopments too where existing units are being extended or subdivided, unless it can be demonstrated that the existing occupiers are to return once the development is complete. As the proposed residential dwellings would be totally new with no occupiers moving back in, they need to be secured as car-free units by legal agreement.

Cycle Parking

8.2. In accordance with Policy T1, the development is required to provide 2 secure and accessible cycle spaces per unit, resulting in the provision for 8 cycle spaces. A covered and secure cycle store with provision for 10 cycles would be located in the rear garden, accessed via steps along the side of the property. Whilst not fully accessible in accordance with CPG Transport, space constraints limit the possibility for step-free storage to the front of the property. More details will be

secured by condition.

Construction Management Plan

8.3. The proposed development comprises a significant amount of construction and excavation works in a sensitive residential area. A Construction Management Plan (CMP) and corresponding CMP Implementation Support Contribution of £3,136 will therefore be secured by means of a Section 106 Agreement. This will help ensure that the proposed development can take place without unduly affecting the amenity of neighbouring properties or the operation of the local highway network.

9. Trees and Landscaping

9.1. An Arboricultural Impact Assessment has been submitted with the application that focuses on the impact of the excavation to one neighbouring tree located close to the boundary between the application site and Cleve House to the south. Following additional information, including photographs of trial pits that demonstrate no significant root presence, the Council's Tree officer is satisfied the development can be carried out without harm to the tree. A condition requiring tree protection details to be submitted and approved will be attached.

9.2. A landscaping condition will be attached to include details of hard and soft landscaping to include replacement trees, permeable paving, refuse stores and lightwell enclosures.

10. Recommendation

10.1. Grant Conditional Planning Permission subject to section 106 Legal Agreement with the following Heads of Terms:

- Car-free development for all units
- Construction Management Plan (plus implementation support contribution of £3,136)

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 11th March 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'.

Nicholas Lee Architects Ltd.
34A Rossllyn Hill
Hampstead
London
NW3 1NH

Application Ref: **2018/0556/P**

06 March 2019

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:
5 Cleve Road
London
NW6 3RG

Proposal:

DECISION
Erection of part 1 part 2 storey rear extension with roof terraces above and lowered private garden areas at rear, excavation of front and side lightwells and elevational alterations, including installation of new window openings on side elevations, in association with reconfiguration of 4 existing units (2x studio; 2x 1-bed) at ground floor level to provide 2x 4-bed and 2x 2bed (Class C3)

Drawing Nos: Existing: 1238/EOS-001; 1238/EOS-002; 1238/ESP-001; 1238/EP-001; 1238/EP-002; 1238/EE-001; 1238/EE-002; 1238/ES-002

Proposed: 1238/ASP-001; 1238/AP-001 (dated 11/02/19); 1238/AP-001.2 (dated 11/02/19); 1238/AP-002; 1238/AE-001 (Rev A); 1238/AE-002 (Rev A); 1238/AE-004; 1238/AE-004 (Rev A); 1238/AS-001; 1238/AS-002

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 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 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:

Existing: 1238/EOS-001; 1238/EOS-002; 1238/ESP-001; 1238/EP-001; 1238/EP-002; 1238/EE-001; 1238/EE-002; 1238/ES-002

Proposed: 1238/ASP-001; 1238/AP-001 (dated 11/02/19); 1238/AP-001.2 (dated 11/02/19); 1238/AP-002 (dated 06/12/18); 1238/AE-001 (Rev A); 1238/AE-002 (Rev A); 1238/AE-004; 1238/AE-004 (Rev A); 1238/AS-001; 1238/AS-002

DECISION

Supporting information: Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan in Accordance with BS5837:2012, project no. 6566, dated 26 January 2018, issued by Hayden's Arboricultural Consultants; Design and Access Statement, dated 29 January 2018, issued by Nicholas Lee Architects; Additional information, relevant to the Ground Movement Analysis, dated 25 and 30 January 2019 by Southern Testing Environmental & Geotechnical; Contents of submission, report reference no. CA5084.01, dated May 2018, issued by Cooper Associates Consulting Structural Engineers; Consideration of requirement for a Basement Impact Study, report reference no. CA5085.02, undated; Consideration of requirement for a Basement Impact Study, report reference no. CA5085.03, dated May 2018, issued by Cooper Associates Consulting Structural Engineers; Proposed Construction Strategy, report reference no. CA5084.04, dated May 2018, issued by Cooper Associates Consulting Structural Engineers; Executive Summary, reference no. CA5084.05, dated May 2018, issued by Cooper Associates Consulting Structural Engineers; Ground Investigation Report, project ID J13570, issue 1, dated 25 May 2018, issued by Southern Testing Environmental & Geotechnical; Report with reference no. CA5085.06, dated July 2018, issued by Cooper Associates Consulting Structural Engineers; Consideration of requirement for a Basement Impact Study, report reference no. CA5085.03a, dated November 2018, issued by Cooper Associates Consulting Structural Engineers; Proposed Construction Strategy, report reference no. CA5084.04, dated November 2018, issued by Cooper Associates Consulting Structural Engineers; Executive Summary, report reference no. CA5084.05, dated December 2018, issued by Cooper Associates Consulting Structural Engineers; Report with reference no. CA5085.06, undated, issued by Cooper Associates Consulting Structural Engineers; Flood Risk Assessment, report reference no. CA5085.07, dated November 2018, issued by Cooper Associates Consulting Structural Engineers; Ground Investigation Report, issue 2, dated 4 December 2018, project ID J13570, issued by Southern Testing Environmental & Geotechnical; Basement Impact Assessment (BIA) - Groundwater Flow Statement, issue 1, dated 30 October 2018, project ID J13841, issued by Southern Testing Environmental & Geotechnical; Basement Impact Assessment: Stage 4 (Ground Movement Assessment) Report, issue 1, dated 28 November 2018, project ID J13841, issued by Southern Testing Environmental & Geotechnical; Retaining Wall Analysis (BS8002) calculations, job reference no. CA5085, dated 5 December 2018, issued by Cooper Associates Consulting Structural Engineers; Outline Construction Works Programme, reference no. CA5085.08, dated January 2019, issued by Cooper Associates Consulting Structural Engineers

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

- 4 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.

- 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 Before the development commences, details of secure and covered cycle storage area for 10 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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.

- 7 The flat roof of the rear extension hereby approved shall not be used for additional amenity roof terraces, other than the area specifically labelled as such on drawing no. AP-002 (dated 06/12/18)

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 recommendations and methodologies of the Basement Impact Assessment (and other supporting documents) by Cooper Associates Consulting Structural Engineer as 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.

- 9 The new ground floor windows on the east and west side elevations of the building shall be obscure glazed and fixed shut above a finished floor level of 1.7m. The glazing shall be installed prior to first occupation of the new units and permanently retained as such thereafter.

Reason: To prevent unreasonable overlooking to surrounding residential occupiers in accordance with policy A1 of the Camden Local Plan 2017.

- 10 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.

- 11 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of the proposed refuse stores, permeable paving, railings, lightwell enclosures and details of replacement trees. 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 and D1 of the London Borough of Camden Local Plan 2017.

- 12 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the 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.

- 13 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, 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 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.
- 3 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.
- 4 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.

- 5 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

DRAFT

DECISION