

Application ref: 2018/4934/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 4 July 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

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**27 John's Mews
London
WC1N 2NS**

Proposal:

Excavation of a basement floor; and demolition of the existing mews dwellinghouse and erection of a new dwellinghouse behind retained facade (as previously approved planning permission ref: 2016/4582/P granted 24 April 2017).

Drawing Nos: A1. 01 rev A, A1. 02 rev A, A1. 03 rev A, A1. 05 rev A, A2.01 rev A, A2.02 rev A, A3.01 rev A, A1.00 rev P1, A1.01 rev P2, A1.02 rev P1, A1.03 rev P1, A1.04 rev P1, A3.01 rev P1, A5.03, A2.01 rev A, A2.02 rev A, A3.01 rev A, 11751/S/01, 11751/S/02, 11751/S/03, 11751/D/01, 11751/TW/01, 11751/TW/02, 11751/TW/03, 11751/TW/04, 11751/TW/05, 11751/TW/06, 11751/TW/07, 11751/TW/08.

Documents: Planning statement dated October 2018, Basement Impact Assessment prepared by Ross and Partners, dated September 2018 which includes a Site Investigation Report by Ground Engineering Ltd, dated January 2018 and Ground Movement Assessment by A- Squared Studio Ltd, dated August 2018 as well as Draft Programme by Ross & Partners, Email 7th January 2019 from A-Squared Studio, Email 15th April 2019 from A-Squared Studio, GMA calculation pack (PDisp & XDisp) from A-Squared Studio, and the recommendations in the Basement Impact Assessment Audit Report (rev F1 dated April 2019).

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:

A1. 01 rev A, A1. 02 rev A, A1. 03 rev A, A1. 05 rev A, A2.01 rev A, A2.02 rev A, A3.01 rev A, A1.00 rev P1, A1.01 rev P2, A1.02 rev P1, A1.03 rev P1, A1.04 rev P1, A3.01 rev P1, A5.03, A2.01 rev A, A2.02 rev A, A3.01 rev A, 11751/S/01, 11751/S/02, 11751/S/03, 11751/D/01, 11751/TW/01, 11751/TW/02, 11751/TW/03, 11751/TW/04, 11751/TW/05, 11751/TW/06, 11751/TW/07, 11751/TW/08.

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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) A panel of facing brickwork, measuring no less than 1.5m x 1.5m demonstrating the proposed colour, texture, face-bond and pointing.

- b) Samples and manufacturer's details of typical window and door frames and roofing materials.

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

- 5 The cycle storage area for 2 cycles as shown on drawing A1.01 rev P2 hereby approved shall be provided in its entirety prior to the first occupation of the new dwellinghouse, 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.

- 6 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling 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.

- 7 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 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 development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment prepared by Ross and Partners, dated

September 2018 which includes a Site Investigation Report by Ground Engineering Ltd, dated January 2018 and Ground Movement Assessment by A-Squared Studio Ltd, dated August 2018 as well as Draft Programme by Ross & Partners, Email 7th January 2019 from A-Squared Studio, Email 15th April 2019 from A-Squared Studio, GMA calculation pack (PDisp & XDisp) from A-Squared Studio, and the recommendations in the Basement Impact Assessment Audit Report (rev F1 dated April 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.

- 10 The front facade shall be suitably protected and retained in its entirety. No alteration works or amendments shall be undertaken to the front facade other than those 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 Camden Local Plan 2017.

- 11 No development shall take place until a structural method statement including an up-to-date condition survey undertaken by a suitably qualified person, retention drawing and a detailed schedule of works of demolition and redevelopment shall be submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of the front elevation. No works of demolition shall be carried out other than in accordance with the approved method statement.

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 Camden Local Plan 2017

- 12 No development shall commence until:

(a) A written scheme of remediation strategy for the presence of soil and groundwater contamination and landfill gas, giving full details of the remediation measures shall be submitted to and approved by the local planning authority in writing; and

(b) Following the approval detailed in paragraph (a), The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation, including a verification plan to demonstrate the works set out in the remediation strategy are complete, shall be submitted to and approved by the local planning authority in writing.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 13 The developer must either submit evidence that site buildings were built post

2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by and appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of contamination, in accordance with policies G1, D1, A1, and DM1 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 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.
- 3 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.

- 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope
Chief Planning Officer