

# 52 Eton Avenue London NW3 3HN

## 2019/0532/P



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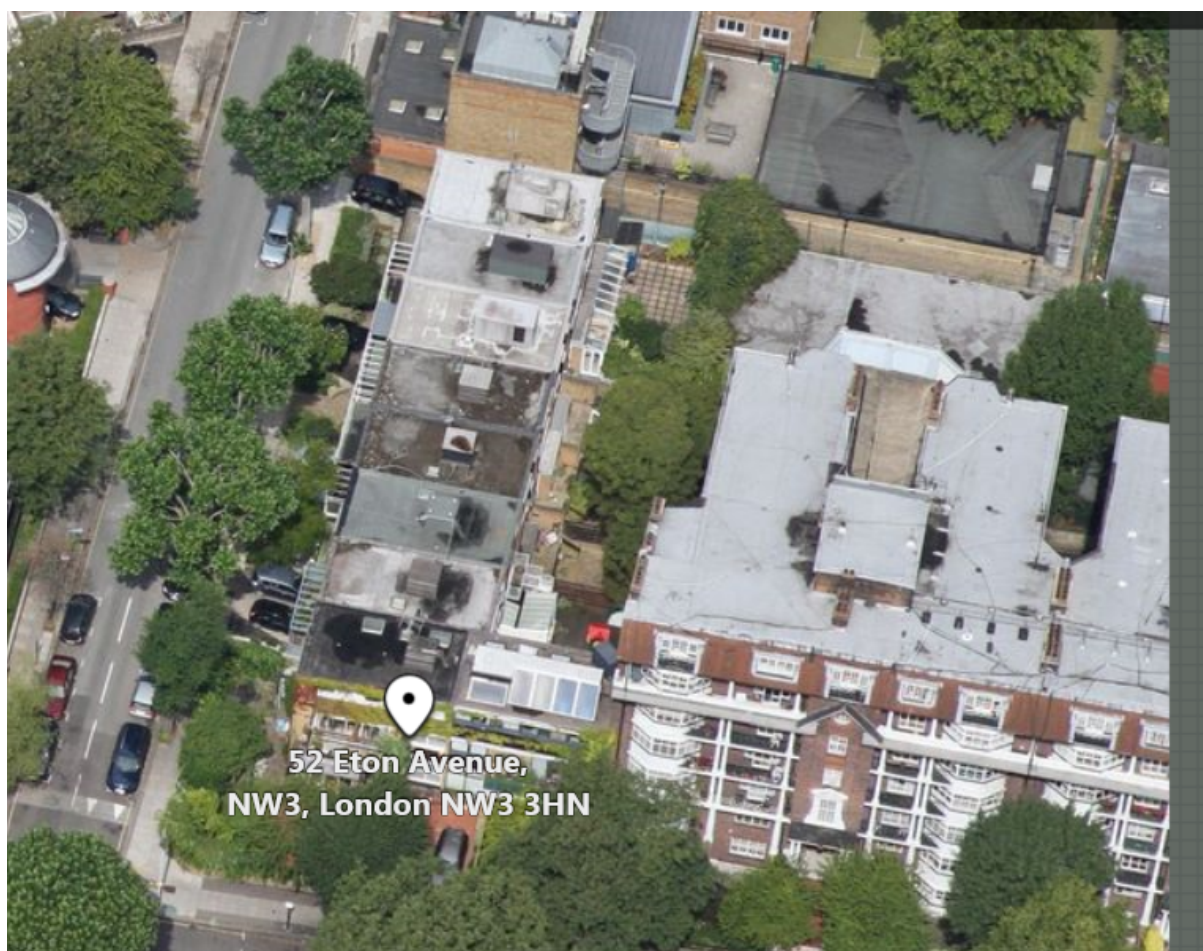


Image 1. Aerial view.



Image 2. Front elevation

7.0 Propo

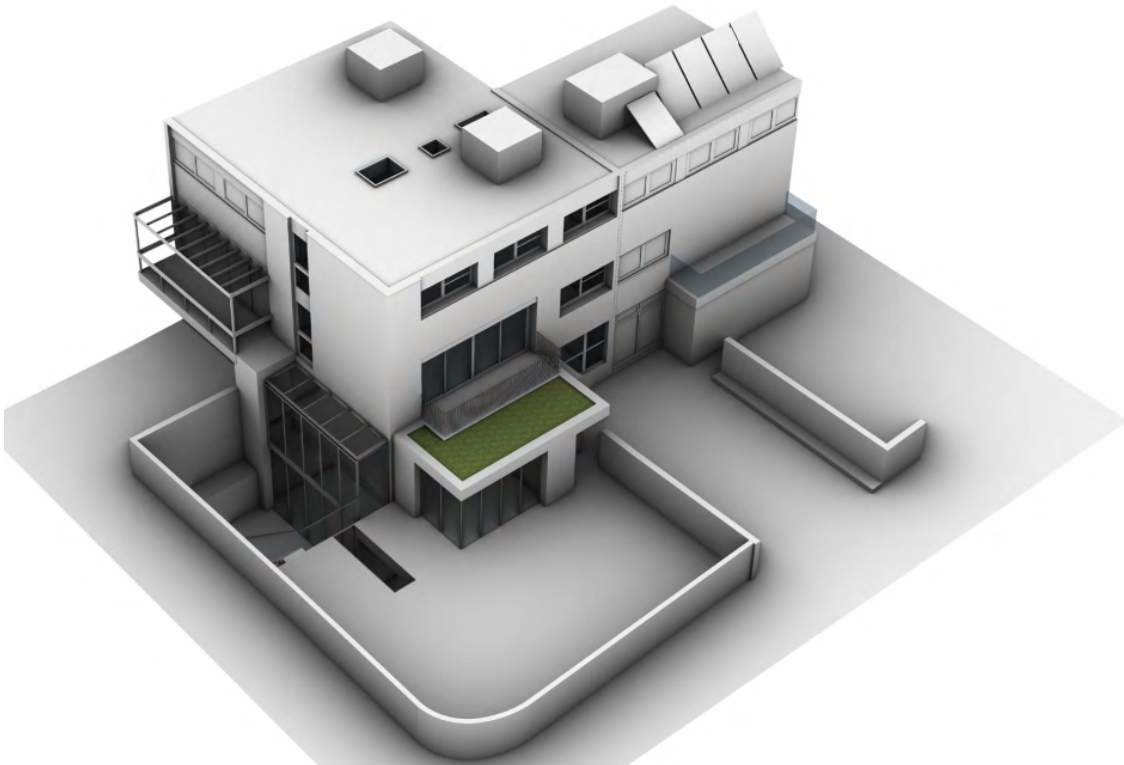


Image 3. 3D image of the proposed works.



Image 4. Showing the proposal from flank elevation.



Image 5. Front elevation.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	26/03/2019
		N/A	<b>Consultation Expiry Date:</b>	24/06/2019
<b>Officer</b>			<b>Application Number</b>	
Obote Hope			2019/0532/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
52 Eton Avenue, London NW3 3HN			Refer to draft decision	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Erection of part- replacement single storey extensions to front and side elevations with terrace above front extension; excavation of basement level with side lightwell; hard and soft landscaping				
<b>Recommendation:</b>	Grant Full Planning permission subject to S106 legal agreement			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	22	No. of objections	22

<p><b>Summary of consultation responses:</b></p>	<p>Site notice displayed from 06<sup>th</sup> February to 02<sup>nd</sup> March 2019. Press notice was advertised from 07<sup>th</sup> February to 03<sup>rd</sup> March 2019.</p> <p>22 objections were received from multiple neighbouring residents. A summary of the issues raised is provided below:</p> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>• Size and scale of the basement extension;</li> <li>• Demolition of the ground floor extension;</li> <li>• The size and scale of the proposed ground floor extension;</li> </ul> <p><i>Officer response: Please refer to 'design and conservation' and 'basement considerations' sections of report.</i></p> <p><b>Amenity Impact:</b></p> <ul style="list-style-type: none"> <li>• Traffic congestion;</li> <li>• noise, dirt and pollution from traffic;</li> <li>• Movement of materials;</li> </ul> <p><i>Officer's comment: A CMP will help to mitigate these construction-related impacts. Please refer to paragraphs 7.0 – 7.4 of report</i></p> <ul style="list-style-type: none"> <li>• Sound proofing between properties</li> </ul> <p><i>Officer response: There is no reason to expect a higher level of noise from the dwelling compared to the existing situation. Soundproofing is also controlled by Building Regulations legislation.</i></p> <p><b>Other:</b></p> <ul style="list-style-type: none"> <li>• The existing basement void;</li> </ul> <p><i>Officer response: Please refer paragraphs 5.5</i></p> <ul style="list-style-type: none"> <li>• Impact on party wall;</li> </ul> <p><i>Officer response: Campbell Reith concluded that the proposed basement works is unlikely to have an impact with party wall.</i></p> <ul style="list-style-type: none"> <li>• Objecting that the basement development not complying with Camden's planning policies</li> </ul> <p><i>Officer response: Please refer paragraphs 5.0 – 5.8 of the report.</i></p> <ul style="list-style-type: none"> <li>• Cumulative impact of the proposed basement extension;</li> <li>• Impact with sewers;</li> <li>• SUDS strategy;</li> <li>• built on London clay which is notoriously unstable;</li> <li>• Hydraulic performance;</li> <li>• Structural works;</li> </ul> <p><i>Officer response: Please refer paragraphs 5.0 – 5.8 on the basement impact.</i></p>
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<b>CAAC/Local groups comments:</b>	<p>Belsize CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> <li>• The sunken basement/court yard and staircase;</li> <li>• The curtain walling to the façade, and;</li> </ul> <p>Officer response: Please refer paragraphs 5.2-5.8; and 8.4 of the report.</p>
<b>Site Description</b>	
<p>The host building is a three-storey end of terrace property located on the northern side of Eton Avenue with the junction with Crossfield Road on a residential street. The building is a 1960's residential property, with an 'L' shaped garden wrapping around the southern and western sides of the building and surrounded by a high boundary wall.</p> <p>The host building is not listed; however, no's 47 to 55 are identified as making a positive contribution to the Belsize Conservation Area.</p>	
<b>Relevant History</b>	
<p><b>Application site</b>  <b>8400557</b> – Planning permission for erection of timber conservatory at the front timber pergola at side and formation of a new window opening in side as shown on drawing No.MG1/1. Granted <b>09/05/1984</b>.</p> <p><b><u>Other Relevant Sites</u></b>  50 Eton Avenue</p> <p><b>2009/5171/P</b> – Planning permission for the erection of two single storey glass extensions to the front and rear elevations; refurbishment of the existing first floor front balcony alterations to the existing water tank at roof level and the installation of solar panels, to existing dwelling (Class C3). <b>Granted</b> Planning permission on <b>22/12/2009</b></p>	

## **Relevant policies**

### **National Planning Policy Framework 2018**

### **The London Plan March 2016**

### **Draft London Plan 2018**

### **The Camden Local Plan 2017**

A1 - Managing the impact of development

A3 - Biodiversity

A4 - Noise and Vibration

A5- Basement

D1 - Design

D2 - Heritage

DM1 – Delivery and Monitoring

### **Camden Planning Guidance:**

CPG Altering and Extending your home (March 2019)

CPG Amenity (March 2018)

CPG Basement (March 2018)

CPG Biodiversity (March 2018)

CPG Developers Contribution (March 2019)

CPG Design (March 2019)

CPG Sustainability (March 2018)

CPG Trees (March 2019)

CPG Water and Flooding (March 2019)

### **Belsize Conservation Area Statement (2003)**

## **Assessment**

### **1.0 Proposal:**

1.1 Planning permission is sought for:

- excavation of a 3m deep basement extension located underneath the enlarged footprint of house with side lightwell to provide an additional 95sqm of residential accommodation.
- Replacement of front conservatory extension at ground floor level with a new single storey extension measuring approximately 3.3m in depth, 4.6m in width and 2.8m in height.
- Erection of single storey side extension measuring 2.8m in height, 4.5m in depth and 1.3m in width.

### **2.0 Assessment**

2.1 The principle considerations in the determination of this application are as follows:

- Design
- Basement considerations
- Amenity
- Transport Considerations
- Trees
- Recommendation incl summary of Planning obligations

### **3.0 Revisions:**

- The front extension has been reduced by 1.8m to set back behind the established front building line;
- The lightwell has been set back from the side boundary wall by 0.6m;

## **4.0 Design and Conservation**

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of high quality design, to respect local context and character and comprise details and materials that are of high quality and complement local character. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2 Given the application site is located in a conservation area, 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. Overall, the proposals are considered to preserve the character and appearance of the host building and Belsize conservation area.

4.3 The application seeks to excavate a new basement floor beneath the footprint of the building and to construct a basement to an approximate depth of 3m. The proposed basement would extend laterally to the front and side beneath the existing garden areas. The proposal would also involve demolition of an existing ground floor extension and excavation of a part of the existing garden. A lightwell is proposed to the western perimeter wall to provide access to the proposed basement with shrunk patio area.

### **4.4 Front and side extensions**

4.5 It is proposed to demolish the existing conservatory to the front elevation that measures 2.1m in depth, 3.9m in width and 2.4m in height and construct a new single storey extension in its place. The proposed extension would measure approximately 3.3m in depth, 4.6m in width and 2.8m in height. The extension would allow for the retention of a reasonably sized garden (64 percent) and would be subordinate to the host building.

4.6 The proposed front extension would be constructed using matching bricks and constructed with aluminium-framed sliding door. It is proposed to brick-up a small section of the front entrance porch and install a new timber framed door. The design of the rear and flank façade/fenestration treatment are considered acceptable. The proposed bio-diverse/green roof would help soften the appearance of the extension as seen from surrounding properties and help it blend in with the surrounding vegetation and rear gardens. Further details of the green roof, including maintenance guidance would be conditioned to the satisfaction of the Council's Tree Officer.

4.7 The extension to the flank elevation has been revised to maintain an appropriate setback from the front elevation and would measure between 2.6 to 2.8m in height, 4.5m in depth and 1.3m in width. It would have a subordinate relationship with the host property in form and scale. The extension would consist of fully glazed mono pitched roof with a series of vertical full-length windows that is replicated at basement level.

4.8 The proposed first floor terrace would measure approximately 1.1m in depth x 4.6m in width and would be setback from the parapet wall of the proposed ground floor extension by 1.9m. The proposed glass balustrade has been omitted and replaced with metal railings. The proposed railings are a common feature of the surrounding area, their low-level installation and setback would not detract from the traditional appearance of the area and considered to be a sympathetic addition to the character and setting of the host.

4.9 The design and appearance of the extension with terrace would offer symmetry with the neighbour at no 50 Eton Avenue and as such would not detract from the character of the wider conservation area. Given the setting and scale of the proposed works, it is not considered that the proposal would have a cumulative impact on the host building and wider terrace.

### **4.10 Rooflights**

4.11 It is proposed to install 2 x walk-on rooflights at ground floor level, which would be appropriate in design terms and would have no visibility from the streetscene, therefore maintaining the character and appearance of the surrounding area.

### **4.12 Bin enclosure and entrance gate**

4.13 The size, positioning and indicative use of materials of the proposed front bin store adjacent to the side boundary with No. 50 Eton Road are considered acceptable in design terms. The bin store would measure 0.6m in width, 1.3m in depth and 2.3m in height and would not be readily visible from the public realm. The new bin enclosure would be set behind the existing brick wall after the entrance gate. The location is established and a new roof and door would be installed. The existing paved footpath between the main entrance to the site and the location of the proposed bin store is considered acceptable, as it would ensure that the existing front boundary wall is retained completely without needing a separate entrance to the bin store from the street.

## **5.0 Basement extension**

5.1 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. The proposed basement would sit beneath the full footprint of the property and would extend under the unbuilt flank elevation to the front of the dwelling. The total floor area of the basement would be c.95sqm. The existing footprint of the ground floor flat is 57sqm and hence the basement would be 39% larger than the host dwelling. The proposed front lightwell with shrunk patio would be 3m deep and cover an area of 16sqm. Overall the basement would be a single storey deep, providing 2.9m floor to ceiling depth following an excavation depth of 3.0m.

5.2 Policy A5 out a series of criteria (f to m) relating to the scale and footprint of basement development.

- f) not comprise of more than one storey;
- g) not be built under an existing basement;
- h) not exceed 50% of each garden within the property;
- i) be less than 1.5 times the footprint of the host building in area;
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k) not extend into or underneath the garden further than 50% of the depth of the garden;
- l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m) avoid the loss of garden space or trees of townscape or amenity value.

5.3 The proposed basement would be one storey in depth and would not extend beneath more than 50% of the garden accord with criteria f-k. Criterion l expects basement excavations that extend beyond the footprint of the host building to be set back from neighbouring properties. In this instance, the lightwell with shrunk patio area to the flank elevation would be set off the boundary with both neighbouring properties. Thus, It is considered that the basement dimensions accord with policy A5 requirements in respect of scale and footprint.

5.4 The patio area extends from the flank elevation into the existing garden. It noted within the 'Outline SUDS Strategy' report that the proposal will increase the impermeable area of the site by 9%. Campbell Reith confirmed that the approximate estimations of the existing and proposed change in impermeable surface areas, The revised Engineer's drawings presented and SUDS strategy report have been independently reassessed and Campbell Reith confirmed that the proposal as presented would mitigate the risk of flooding across the site.

5.5 The submitted Basement Impact assessment (BIA) was revised to address the potential impact on land stability and local ground and surface water conditions arising from basement development, the auditors Campbell Reith are satisfied that the proposal would be in compliant with planning policy and guidance and notes the following from the BIA :

- The qualifications of the authors of the BIA and the associated reports are in compliance with the requirements of CPG Basements.
- The site is situated within the Belsize Conservation Area and that there are no listed building neighbouring the site.

- The existing building is situated above an infilled basement. The BIA states that demolition material from former villa (with basement) may be present beneath the existing building up to 2m. During the initial audit and due to the lack of sufficient ground investigation data, the ground conditions across the site were not confirmed. The BIA addendum provided at a later stage, has included this information;
- The basement will be formed using underpinning techniques. No transitional underpins will be constructed.
- The ground conditions are indicated to be Made Ground over London Clay; groundwater was not encountered during the ground investigation.
- Whilst no trees are being felled, the screening and scoping identify that an arboricultural report was provided. It is accepted that the basement is unlikely to have a significant impact on the root zone. (See 'Trees & Landscaping' below).
- The area of the site was subject to historic internal sewer flooding according to Camden's SFRA (2014). This is discussed and assessed in the 'Outline SuDS Strategy' report which suggests green roof and porous paving features to mitigate discharge of water in the existing overloaded public sewer;
- A ground movement assessment (GMA) has been undertaken which indicates the potential damage to neighbouring properties as no higher than Category 1 (Very Slight) on the Burland Scale.
- The ground movement assessment presented within the BIA report indicates that the anticipated ground movement due to the proposed development will be within acceptable limits;
- An outline ground movement monitoring strategy has been provided;
- It is accepted that the site is not located within an area of slope instability and that the proposed development will not impact on the wider hydrogeology of the area in the revised submission; an outline construction programme for the primary structure is indicated.
- Soil parameters for Made Ground and London Clay Formation have been provided. A presumed net bearing capacity of 120kN/m<sup>2</sup> is suggested for the firm to stiff London Clay Formation. According to the addendum BIA report, the feasibility of the proposed underpinning technique through the Made Ground has been demonstrated.

5.6 The new basement would extend under the footprint of the host building and the proposed ground floor extension. A shrunk garden/patio is proposed to the flank elevation of the building measuring 2.6m wide and would be set back from the front boundary wall by 1.3m. However, the 2.3m boundary wall/shrubs would reduce its visual impact. At the flank elevation, the proposed side extension would be fully glazed to provide some natural daylight/sunlight into the proposed basement. The lightwell would not be readily visible. As such, the proposed basement works are not considered harmful to the appearance of the host building or the conservation area. The Council's Conservation Officer has assessed the proposals and confirmed, for the above reasons that the works would serve to preserve the appearance of the wider conservation area, in compliance with Local Plan Policy D2.

5.7 The basement rooms are ancillary to the main residential living space at ground floor level for a family room. Text supporting policy A5 states that "the Council will not allow habitable rooms and other sensitive uses for self-contained basement flats and other underground structures in areas at risk of flooding". In this instance the basement level accommodation would be an ancillary to the family dwelling. The development will increase the impermeable site area and the BIA indicates that Outline SuDS strategy report presents proposals to mitigate the risk of flooding across the site. The information presented and the mitigation proposed were reviewed and found satisfactory. Thames Water was consulted and confirmed that should the proposed basement be approved Thames Water will work with the developer to ensure that works to the sewer meet the relevant standards and that service levels are not adversely compromised.

5.8 Overall, the proposed basement excavation would be proportionate to the building being extended and its impact on the host building and the neighbouring properties would be in line with policy A5 and CPG Basements. The Basement Impact Assessment and its supporting documents would comply with the requirement of policy A5 and CPG Basements.

## **6.0 Trees and landscaping**

6.1 An Arboricultural Impact Assessment has been submitted and assessed by the Council's tree officer. To facilitate the development it is proposed to remove three trees, all graded C (low quality and value). It is

considered the loss of these trees can be mitigated against through replacement planting and this shall be secured by condition.

6.2 For those trees to be retained, tree protection fencing shall be installed before machinery enters the site and remain in place until the soft landscaping stage and the levelling of the garden within the root protection area (RPA). The tree protection details have been reviewed by the tree officer and are considered sufficient to demonstrate that the trees to be retained on site and all the tree of value are adequately protected throughout development. These measures will be secured by condition.

## **7.0 Transport Considerations**

7.1 Given the scale of construction work, which involves a basement excavation, a Construction Management Plan (CMP) will be secured, in accordance with policies A1 and T4.

7.2 While the development is not considered to be a major development, due to the nature of the works, and the site being located within a residential area that has many schools, a CMP would need to be secured as a Section 106 planning obligation. A CMP will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.

7.3 Paragraph 6.11 (Policy A1) of the new Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces at the developer's expense. The existing vehicle crossover and footway adjacent to the site could be damaged as a result of construction works. The council would need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Policy A1 of the Local Plan and would be secured as part of section 106 legal agreement.

7.4 The applicant would be required to submit an 'Approval In Principle' (AIP) report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement obligation. This is a requirement of British Standard BD2/12. The AIP would need to include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site. The AIP would be secured by section 106 legal agreement.

## **8.0 Impact on amenity**

8.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

8.2 The extensions to the front and side elevations would not be harmful to the neighbouring amenities given their setting at basement and ground floor levels. The front extension would be appropriately setback from neighbour's boundary at no.50 Eton Avenue for there to be no detrimental impact on daylight, sunlight or outlook. The slight projection of the side extension limits amenity impact to the adjoining property at no.30 Crossfield Road. Furthermore, the closest window appears to serve the hallway, a non-habitable room.

8.3 The proposed first floor balcony would have negligible harm to the amenity of any adjoining residential occupier with the loss of privacy/overlooking. Whilst it is recognised that there would be additional views to the neighbouring terrace at no.50 Eton Avenue, this would be mutual overlooking and would avoid views into habitable windows.

8.4 It is not anticipated that the design of the curtain wall would have an impact with light pollution given that the lightwell would be located to the flank (Crossfield Road) elevation combined with the setback from the boundary wall with the neighbouring property and location at lower ground/ground floor level.

## **9.0 Recommendation:**

9.1 Grant Planning Permission subject to section 106 legal agreement.

9.2 The following section 106 planning obligations and conditions would be required if planning permission is granted:

- Construction Management Plan and associated Implementation Support Contribution of £3,136
- Highways Contribution of £3,950.93.
- Approval In Principle (AIP) and associated fee of £1800

Allen Sacbucker  
SM Planning  
80-83 Long Lane  
EC1A 9ET

Application Ref: **2019/0532/P**

11 July 2019

Dear Sir/Madam

**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:  
**52 Eton Avenue  
London  
NW3 3HN**

Proposal:  
Erection of part- replacement single storey extensions to front and side elevations with terrace above front extension; excavation of basement level with side lightwell; hard and soft landscaping.

Drawing Nos: E-0100 PL-00; E-0101 PL-00; E-0102 PL-00; E-0103 PL-00; E-0104 PL-00; E-0201 PL-00; E-0202 PL-00; E-301 PL-00; E-0301 E-b; E-0401 REV PL-00; 0100 REV PL-a; 0101 REV PL-a; 0102 REV PL-a; P-0104 REV PL-a; 0105 REV PL-a; 0201 REV PL-a; 0202 REV PL-a; 0203 REV PL-a; 0301 REV PL-a; 0302 REV PL-a; Arboricultural Impact Assessment commissioned by Sharon Hosegood Associates 16.01.2019; Basement Impact Assessment commissioned by LBH Webley Engineering dated January 2019; Design and Access Statement commissioned by Sharon Hosegood Associates REV A and BAsement Impact Assessment Audit commissioned by Campbell Reith dated May 2019 RevF.

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 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: E-0100 PL-00; E-0101 PL-00; E-0102 PL-00; E-0103 PL-00; E-0104 PL-00; E-0201 PL-00; E-0202 PL-00; E-301 PL-00; E-0301 E-b; E-0401 REV PL-00; 0100 REV PL-a; 0101 REV PL-a; 0102 REV PL-a; P-0104 REV PL-a; 0105 REV PL-a; 0201 REV PL-a; 0202 REV PL-a; 0203 REV PL-a; 0301 REV PL-a; 0302 REV PL-a; Arboricultural Impact Assessment commissioned by Sharon Hosegood Associates 16.01.2019; Basement Impact Assessment commissioned by LBH Webley Engineering dated January 2019; Design and Access Statement commissioned by Sharon Hosegood Associates REV A and BAsement Impact Assessment Audit commissioned by Campbell Reith dated May 2019 RevF.

Reason:

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

- 4 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, 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.

- 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 construction/demolition works on site, tree protection measures shall be installed in accordance with approved Arboricultural Impact Assessment Report incorporating the Tree Radar Report dated 16/01/2019. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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.

- 7 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details
- 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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall be carried out strictly in accordance with the recommendations, requirements and methodologies set out in the Basement Impact Assessment (reference LBH4564), dated January 2019 plus Addendum (reference LBH4564a) dated May 2019 and Outline SuDS Strategy (Reference LBH4564suds) dated January 2019, all prepared by LBH Wembley. The implementation of such measures shall include, inter alia, flood risk mitigation and structural movement monitoring of the building itself.

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 Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

**DRAFT**

**DECISION**