



Application ref: 2017/6307/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 11 June 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

Studiocarver
37 Alfred Pl,
Fitzrovia,
London
WC1E 7DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
106 King Henry's Road
London
NW3 3SL

Proposal:

Erection of 2 storey plus basement 4 bed dwellinghouse following demolition of existing 2 storey dwellinghouse.

Drawing Nos: 232.87-89-160 Rev. B; 232.87-89-260 Rev. C; 240.106-001 Rev. B; 240.106-002 Rev. B; 240.106-111 Rev. B; 240.106-112 Rev. B; 240.106-113 Rev. B; 240.106-150 Rev. B; 240.106-151 Rev. B; 240.106-210 Rev. D; 240.106-211 Rev. E; 240.106-212 Rev. D; 240.106-213 Rev. D; 240.106-250 Rev. E; 240.106-251 Rev. C; Design and Access Statement (prepared by Johanna Molineus Architects, received 09/11/2017); Lifetime Homes Assessment (prepared by Johanna Molineus Architects, received 09/11/2017); Planning Statement Rev. A (prepared by Johanna Molineus Architects, received 28/09/2018); Basement Impact Assessment Audit Rev. F2 (prepared by Campbell Reith, dated 20/08/2018); Basement Impact Assessment Report Revision 07 (prepared by Soiltechnics Limited, dated 15/08/2018); Draft Programme for Basement Construction (received 21/03/2018); Email from David Nash of Solid Geometry with screening assessment for surface water (dated 26/02/2018); Email from David Nash of Solid Geometry with a summary of how concerns regarding movement and damage assessment have been addressed (dated 15/08/2018); Energy & Sustainability Statement (prepared by EB7); Envirocheck Report (prepared by Soiltechnics Limited, dated 15/05/2017); Envirocheck Report Further Plans 1/4, 2/4, 3/4, 4/4 (prepared by Soiltechnics Limited, dated 15/05/2017); Preliminary Calculations for Basement Slab and Walls ref. 00286 Rev. A (prepared by Solid Geometry, dated

26/02/2018); Preliminary Calculations for Bearing Pressures ref. 00286 (prepared by Solid Geometry, dated 19/06/2018).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 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: 232.87-89-160 Rev. B; 232.87-89-260 Rev. C; 240.106-001 Rev. B; 240.106-002 Rev. B; 240.106-111 Rev. B; 240.106-112 Rev. B; 240.106-113 Rev. B; 240.106-150 Rev. B; 240.106-151 Rev. B; 240.106-210 Rev. D; 240.106-211 Rev. E; 240.106-212 Rev. D; 240.106-213 Rev. D; 240.106-250 Rev. E; 240.106-251 Rev. C; Design and Access Statement (prepared by Johanna Molineus Architects, received 09/11/2017); Lifetime Homes Assessment (prepared by Johanna Molineus Architects, received 09/11/2017); Planning Statement Rev. A (prepared by Johanna Molineus Architects, received 28/09/2018); Basement Impact Assessment Audit Rev. F2 (prepared by Campbell Reith, dated 20/08/2018); Basement Impact Assessment Report Revision 07 (prepared by Soiltechnics Limited, dated 15/08/2018); Draft Programme for Basement Construction (received 21/03/2018); Email from David Nash of Solid Geometry with screening assessment for surface water (dated 26/02/2018); Email from David Nash of Solid Geometry with a summary of how concerns regarding movement and damage assessment have been addressed (dated 15/08/2018); Energy & Sustainability Statement (prepared by EB7); Envirocheck Report (prepared by Soiltechnics Limited, dated 15/05/2017); Envirocheck Report Further Plans 1/4, 2/4, 3/4, 4/4 (prepared by Soiltechnics Limited, dated 15/05/2017); Preliminary Calculations for Basement Slab and Walls ref. 00286 Rev. A (prepared by Solid Geometry, dated 26/02/2018); Preliminary Calculations for Bearing Pressures ref. 00286 (prepared by Solid Geometry, dated 19/06/2018).

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

- 4 Basement - approved engineer
The basement 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 and A5 of the London Borough of Camden Local Plan 2017.

5 Basement - works in accordance with BIA

The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Soiltechnics Limited, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F2 prepared by Campbell Reith, dated 20/08/2018.

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.

6 Detailed drawings and samples

Before the relevant part of the work is begun, detailed drawings or samples of materials as required in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Typical plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Samples and manufacturer's details of typical window and door frames, glazing, balustrades, and roofing materials.
- c) A panel of facing brickwork to be provided on site, measuring no less than 1.5m x 1.5m, demonstrating the proposed colour, texture, face-bond and pointing.
- d) A panel of facing timber cladding to be provided on site, measuring no less than 1.5m x 1.5m, demonstrating the proposed colour, texture and width of timbers.

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 of the London Borough of Camden Local Plan 2017.

7 Accessibility

The dwellinghouse, as indicated on plan hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence

demonstrating compliance must be obtained prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

8 Water use

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 and CC3 of the London Borough of Camden Local Plan 2017.

9 Reuse and salvage of materials

The development shall proceed only in strict compliance with the Institute for Civil Engineer's Demolition Protocol, and either reuse materials on-site or salvage materials for reuse off-site.

Reason: To ensure the development optimises resource efficiency in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice

PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer

