

Application ref: 2018/2342/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 30 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Humphrey Kelsey Architecture
4 Primrose Hill Studios Fitzroy Road NW1 8TR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
6 Albert Terrace
London
NW1 7SU

Proposal:

Excavation to lower the lower ground floor of the existing house and excavation of a new lower ground floor level under the front and side gardens, demolition and rebuild a section of the boundary wall on the north west elevation fronting Regent's Park Road and installation of air handling units at lower ground floor level all in association with the existing single family dwelling (Class C3 use).

Drawing Nos: 181(B).1250.L; 181(T).100.E1 rev A; 181(T).100.E2 rev A;
181(T).100.E3; 181(T).100.E4; 181(T).100.E5; 181(T).100.E6; 181(T).100.E7;
181(T).100.E8; 181(T).100.E9; 181(T).100.E10 rev A; 181(T).100.E12; 181(T).100.E14
rev A.

181(B).100.P1 rev A; 181(B).100.P2 rev A; 181(B).100.P3 rev A; 181(B).100.P4 rev A;
181(B).100.P5 rev A; 181(B).100.P6 rev A; 181(B).100.P7 rev A; 181(B).100.P8 rev A;
181(B).100.P9 rev A; 181(B).100.P10 rev A; 181(B).100.P11 rev A; 181(B).100.P12
rev A.

Structural Engineering Proposal and Basement Impact Assessment prepared by Alan Baxter dated May 2018; Planning and Heritage Statement and design and Access Statement prepared by Humphrey Kelsey Architects dated May 2018; Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan prepared by Dr Martin Dobson dated May 2018; Construction management plan prepared by Blue Sky Building dated May 2018; Noise Impact Assessment prepared by Clement Acoustics

dated March 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 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: 181(B).1250.L; 181(T).100.E1 rev A; 181(T).100.E2 rev A; 181(T).100.E3; 181(T).100.E4; 181(T).100.E5; 181(T).100.E6; 181(T).100.E7; 181(T).100.E8; 181(T).100.E9; 181(T).100.E10 rev A; 181(T).100.E12; 181(T).100.E14 rev A.
181(B).100.P1 rev A; 181(B).100.P2 rev A; 181(B).100.P3 rev A; 181(B).100.P4 rev A; 181(B).100.P5 rev A; 181(B).100.P6 rev A; 181(B).100.P7 rev A; 181(B).100.P8 rev A; 181(B).100.P9 rev A; 181(B).100.P10 rev A; 181(B).100.P11 rev A; 181(B).100.P12 rev A.

Structural Engineering Proposal and Basement Impact Assessment prepared by Alan Baxter dated May 2018; Planning and Heritage Statement and design and Access Statement prepared by Humphrey Kelsey Architects dated May 2018; Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan prepared by Dr Martin Dobson dated May 2018; Construction management plan prepared by Blue Sky Building dated May 2018; Noise Impact Assessment prepared by Clement Acoustics dated March 2018.

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 method statement and plan showing the distribution of the new bricks across the rebuilt sections of the wall;
 - b) A sample of the new bricks to be used in the rebuilt wall including details of colour, texture, size, face-bond and pointing

c) Details including sections at 1:10 of all windows and doors (including jambs, head and cill), and ventilation grills.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Any tree which, within a period of 5 years from the completion of the development, dies, is removed or becomes seriously damaged or diseased shall be replaced not later than the end of the next planting season with another of similar size and species, unless the Council gives written consent to any variation.

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

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 15th May 2018 ref. J21 by Martin Dobsin Associates. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of the relevant part of the works details of the air-conditioning plant and associated acoustic isolation and anti-vibration

measures shall be submitted to and approved in writing to the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1, A4, and D1 of the London Borough of Camden Local Plan 2017.

- 9 Before the development commences, details of secure and covered cycle storage area for 2 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.

- 10 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 any proposed earthworks including grading, mounding and other changes in ground levels. The details shall include details of at least three replacement trees in the front garden of the property. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 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.

- 12 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Alan Baxter Ltd, as well as recommendations in the Basement Impact Assessment Audit report Rev F1 prepared by Campbell Reith, dated January 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 policies D1, D2 and A5 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 proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5** 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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer
