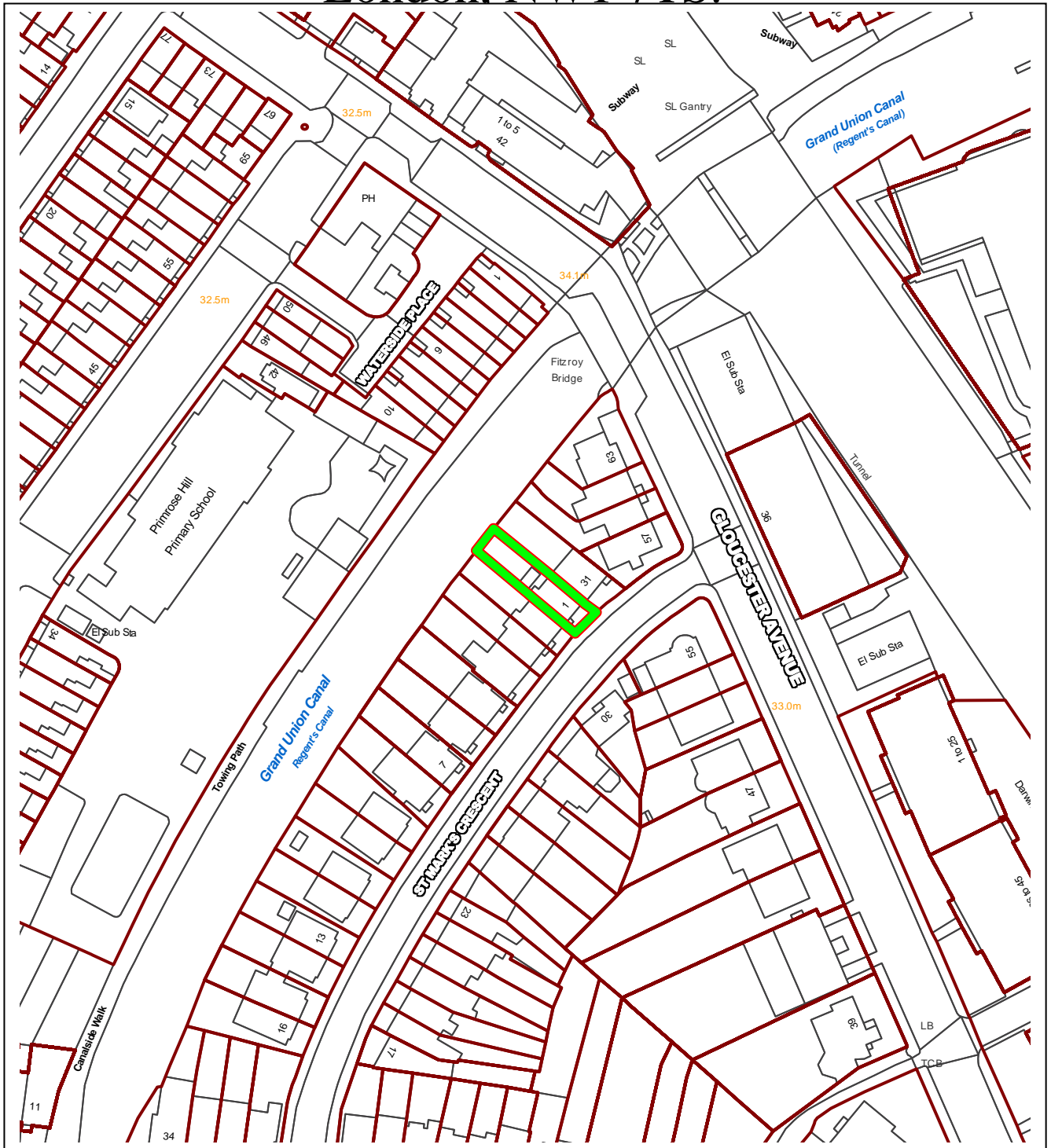


2018/6105/P- 1 St. Mark's Crescent, London, NW1 7TS.



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1. Front elevation of No. 1 St Mark's Crescent



2. Rear elevation of No. 1 St Mark's Crescent



3. Front aerial view of No. 1 St Mark's Crescent



4. Rear aerial view of No.1 St Mark's Crescent with Regent's Canal (second house from left)



5. Front garden of No. 1 St Mark's Crescent



6. Example of glazed bridge

Delegated Report		Analysis sheet	Expiry Date:	06/02/2019
(Member's Briefing)		N/A	Consultation Expiry Date:	17/02/2019
Officer			Application Numbers	
Samir Benmbarek			2018/6105/P	
Application Address			Drawing Numbers	
1 St Mark's Crescent London NW1 7TS			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of basement with front and rear lightwells and alterations to existing rear conservatory to dwelling house (Use C3)				
Recommendation:	Grant conditional planning permission subject to S106 legal agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	03
Summary of consultation responses:	<p>Site notices were displayed in close proximity to the application site from 23/01/2019 (expiring on 16/02/2019). A press notice was also displayed in the local press on 24/01/2019 (expiring on 17/02/2019).</p> <p>To date, 3x objections and 1x comment have been received from the following addresses:</p> <ul style="list-style-type: none"> • 2 St Mark's Crescent; • 3 St Mark's Crescent; • Unspecified address, Gloucester Crescent • Unspecified address. <p>Their comments are as summarised below:</p> <ol style="list-style-type: none"> 1. Concerns of amenity to neighbours in regards to construction movements and traffic within a confined area; 2. Concerns of suspension of parking bays; 3. No detail of duration of works; 4. No Construction Management Plan submitted with the application; 5. Potential accumulative impact of construction works in conjunction with No. 31 St Mark's Crescent; 6. The canal should be used for construction deliveries and removal of spoil; 7. Concerns of the proposed excavation following review of the basement impact assessment and structural method statement (a neighbour had hired an independent engineer to review the BIA) and that planning permission should not be granted until concerns are addressed (these concerns are: adequately assess ground conditions between No. 1 and No. 2 St Mark's Crescent; further monitoring of groundwater is undertaken to enable the source of the groundwater to be ascertained; tests to be undertaken on the soil to assess ability of successful well or other dewatering method; dewatering experts to be employed; research to be undertaken at Canal & River Trust in regards to the canal; Construction and Transport Management Plan is required; dewatering to be considered in the CTMP; structural method statement is corrected). 8. The scale and size of the basement is large 9. The basement is not set in from neighbouring gardens 10. The basement is to be developed underneath and existing basement; 11. Continuous noise and disturbance by existing basement developments in the area; 12. Potential damage to boats barged along the canal; 13. Integrity of neighbouring structures as a result of the heavy construction traffic movements; 14. Concerns of ground water levels and further flooding as a result of the development; 					

	<p>Officer's Response:</p> <ol style="list-style-type: none"> 1. <i>Please refer to paragraph 3.2 of this report;</i> 2. <i>Please refer to paragraph 3.2 of this report;</i> 3. <i>There is an informative on the decision notice which details the hours of construction work permitted by law;</i> 4. <i>Please refer to paragraph 3.2 of this report;</i> 5. <i>Please refer to paragraph 3.2 of this report;</i> 6. <i>The canal is proposed as one potential route during the construction period;</i> 7. <i>The BIA and structural method report has been reviewed by an independent engineer at the applicant's cost in which following further details and clarifications are satisfied that the proposed excavation works are now acceptable; the planning application is subject to a S106 legal agreement to secure a CMP; Canals & Rivers have been consulted with conditions received from them to attach the permission;</i> 8. <i>Please refer to section 2.0 of this report;</i> 9. <i>Please refer to paragraph 2.0 of this report;</i> 10. <i>The basement would be developed underneath and existing basement as the existing lower ground floor level is not underground.</i> 11. <i>Please refer to paragraph 3.2 of this report;</i> 12. <i>Conditions would be attached upon approval for further details of how the construction works would be undertaken via the canal to not impact upon users and property on the canal;</i> 13. <i>Please refer to paragraph 3.2 of this report</i> 14. <i>This was reviewed by the independent engineer and closed out following further details.</i>
<p>CAAC/Resident Groups/Other Consultees</p>	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) were formally consulted on the application. They have responded with no objection to the proposal.</p> <p>As the application site adjoins the Regent's Canal, the Canals and Rivers Trust were formally consulted. The Trust responded that the planning permission to have conditions attached to ensure the integrity of the adjoining waterway. These conditions have been attached (please refer to the decision notice).</p>

Site Description

The application relates to a single-family dwelling house located on the western side of St. Mark's Crescent. The building is located within the Primrose Hill and is described as a building that makes a positive contribution to the conservation area. It is not a listed building. The character of the street and the wider vicinity is predominately residential.

The rear garden of the application site backs onto the Regent's Canal.

Relevant History

No. 1 St Mark's Crescent

No relevant planning application history.

No. 31 St Mark's Crescent

2017/1534/P- Excavation of a basement extension to single-family dwelling (Use Class C3) including no.1 rear lightwell and associated alterations to rear garden level. **Granted subject to S106 legal agreement 19/12/2017.**

Relevant policies

National Planning Policy Framework, 2019

The London Plan 2016

Camden Local Plan 2017

A1 (Managing the impact of development)

A3 (Biodiversity)

A4 (Noise and vibration)

A5 (Basements)

D1 (Design)

D2 (Heritage)

T4 (Sustainable movement of goods and materials)

DM1 (Delivery and monitoring)

Camden Supplementary Planning Guidance

CPG Altering and extending your home (March 2019)

CPG Amenity (March 2018)

CPG Basements (March 2018)

Primrose Hill Conservation Area Statement 2000

Assessment

1. Proposal

1.1 Planning permission is sought for the following:

- Excavation of proposed basement with associated front and rear lightwell;
- Alterations to existing rear conservatory, namely enclosing the existing side gap/staircase

1.2 The proposed basement would have an excavation depth of 2.9m and a length of 13.0m. The proposed front lightwell would have a depth of 0.8m whilst the rear lightwell would have a depth of 1.5m. Including lightwell boxes, the resulting depth is therefore 15.3m from the front to the rear of the excavation. The width of the proposed excavation is 6.0m and occupies the full width of the plot.

1.3 The proposed minor extension to the rear conservatory would be constructed of matching brickwork and glazing to the existing conservatory. The conservatory would be extended by 1m in width to occupy the full width of the rear garden.

1.4 The main issues for consideration are:

- Impact of the proposed basement
- Design; The impact of the proposal upon the character or appearance of the host building and the surrounding conservation area
- Residential amenity; the impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.
- Transport
- Trees and Landscaping

2. Impact of Proposed Basement

2.1 Policy A5 states 'In determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. It states that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area

2.2 It further states that, the Council will not permit basement schemes that include habitable rooms and other sensitive uses in areas prone to flooding. The supporting justification states 'although basement developments can help to make efficient use of the borough's limited land it is important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage to the character of areas or the natural environment'.

2.3 The application building is identified as being within the following underground constraints: groundwater flow; surface water flow and flooding; and slope stability. In accordance with Policy A5 and CPG Basements, a full Basement Impact Assessment (BIA) has been submitted

in support of the application which was produced by engineers with suitable qualifications in line with our CPG standards (Chelmer Global Ltd). This was subject to independent verification by the Council's third party structural engineers, Campbell Reith. This has fully assessed the potential impacts of the scheme in terms of structural and stability as well as local water conditions (ground water and surface water flows).

- 2.4 The BIA documents have been independently assessed by Campbell Reith in line with the requirements of CPG Basements. Campbell Reith has concluded that, subject to detailed design and the agreement of a party wall award, the BIA and associated/supplementary documents has identified the potential impacts arising out of the basement proposals and describes suitable mitigation. They conclude that the BIA has provided suitable assurances so that the works would remain in accordance of the requirements of policy A5 in terms of potential impacts.
- 2.5 As such, officers consider that based on the expert advice from Campbell Reith, the applicant has demonstrated that the proposal would accord with the requirements of policy A1, A5 and associated Camden Planning Guidance. Details of the qualified engineer responsible for monitoring the construction of the basement will be secured by condition.

3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained in policy D1 are relevant the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used. Policy D2 'Heritage' states that within buildings of heritage asset, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Basement/Lightwell

- 3.2 Policy A5 specifies that basements should not cause harm to the character and amenity of the area (c), the architectural character of the building (d) and the significance of heritage assets. CPG Altering and extending your home advises that basement developments should only include the excavation of lightwells as a means of providing access or daylight to basements where these form part of the existing character of the street. In conjunction, CPG Basements states that in number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the opening above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.
- 1.1 The Primrose Hill Conservation Area Statement reads, "*Excavation of a basement lightwell is unlikely to be acceptable where this is not a characteristic of the building type or street, i.e, to the side elevation of a terrace property or to the forecourt of a shop or public house.*"
- 1.2 The proposed front lightwell in this instance is considered to be acceptable. The proposed front lightwell would not be visible from the street (due to the front vaults at lower ground floor level) which means that the front lightwell would not have non-to a limited impact on the street scene and wider conservation area. The scale of the proposed front lightwell is appropriate. The proposed front window would be of the same profile as the windows above and therefore considered acceptable in its design; however, due to its subterranean location, it would not be visible from the street.
- 1.3 At the rear, the lightwell would be developed at a respectful scale into the rear garden (please refer to Appendix I for full assessment against the detailed policy criteria) retaining over half of the garden space at ground floor level. The windows and doors to the newly formed basement level would be aluminium double-glazed and considered appropriate. The rear glazed bridge providing access to the rear garden is considered acceptable in its design and not visible at lower ground floor level. These aspects would not be visible from the canal tow path owing to the changes in levels across the rear garden. Overall, the external manifestations in

association with the basement excavation are considered acceptable and would not cause harm to the character and appearance of the conservation area.

Conservatory extension/alteration

1.4 CPG Altering and extending your home recommends alterations and/or extensions to take into account the character and design of the host building and its surroundings. Windows, doors and materials should complement the existing building, and rear extensions should be secondary to the existing building.

1.1 The Primrose Hill Conservation Area Statement states “*Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability*”.

1.2 The western side of St Mark’s Crescent is characterised by rear extensions and conservatories, which vary from full width to near-full width. At upper ground floor level, the extensions feature rooflights and terraces.

1.3 The proposed extension of the rear conservatory to full width is considered acceptable in its scale, design and materials in relation to the rest of the conservatory and the overall building. ground floor flat and the overall building. The materials used to infill the remaining width would be matching to the rest of the conservatory (timber, glazing and matching brickwork) and as such is not considered to harm the building or the character of this part of the conservation area which backs onto the Regent’s Canal. The rear conservatory is still considered subordinate to the dwelling house.

1.4 Overall, the proposed development is considered acceptable in regards to design and conservation.

2. Residential Amenity

2.1 Policy A1 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG Amenity seeks for developments to be ‘designed to protect the privacy of both new and existing dwellings to a reasonable degree’ and that the Council ‘aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers’.

2.2 The adjoining residential occupiers to No. 1 St Mark’s Crescent are:

- No. 2 St Mark’s Crescent;
- No. 31 St. Mark’s Crescent

Basement Works

2.3 Once built proposed excavation is considered to not cause harm to neighbouring residential amenity in terms of loss of light and outlook, given its location at lower ground floor level, and would not affect outlook from neighbouring ground, first or second floor windows.. There would also be no overlooking into neighbouring properties as a result of the subterranean location of the works. The impacts from the construction phase of development will be discussed in the transport section below.

Conservatory extension/alterations

- 2.4 The proposed works to the conservatory would not cause harm to the amenity of neighbouring occupiers of Nos. 2 and 31 St Mark's Crescent in regards to daylight, sunlight, and outlook. This is as the proposed works is a minor infill of the remaining width of the garden and the boundary walls between the application building and No. 31 St Mark's Crescent is tall.
- 2.5 Construction hours are controlled by Section 60 of the Control of Pollution Act (CPOA) 1974 and are set as 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays. No noisy works should be carried out on Sundays and Bank Holidays. Construction shall not be permitted outside these hours. The Council is not able to control the duration of construction; however, the permission must be implemented within three years of granting the consent. The Council cannot control pigeons nesting at a site.

3. Transport

- 3.1 Camden Local Plan policies A1 and T4 states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Furthermore, policy T4 requires for some developments, control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 3.2 The primary concern is public safety and amenity but also the need to ensure construction traffic does not create (or add to) existing traffic congestion in the local area. To ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area, a CMP will be required prior to the implementation of the development. This will be secured via a S106 legal agreement. There will also be an associated CMP implementation support contribution of £3,136.
- 3.3 It is Council policy to secure a financial contribution for highway remedial works for any development, which could cause damage to the public highway. The Council needs to be able to repair any damage to the public highway which could result from the development. A financial contribution has been requested for highway remedial works secured by S106 legal agreement. The highways contribution would be calculated to cover the cost of the repairs. The applicant would be able to request a refund on completion of the proposed works if the public highway does not sustain damage worthy of repair.
- 3.4 As the excavation works are also within proximity to the public highway, an Approval in Principle will also need to be undertaken by the Council's Highway's Department. This will also be secured by a S106 agreement with the associated contribution of £1,800.

4. Trees and Landscaping

- 4.1 Policy A3 states that the Council will protect and improve sites of nature conservation and biodiversity by numerous methods including protecting trees and promoting the provision of new trees and vegetation including additional street trees.
- 4.2 An arboricultural report was submitted with the application that was reviewed by the Council's Tree Officer. The arboricultural report details that 6x small shrubs would be removed as part of the development and its removal is not considered to be harmful to the character of the conservation area or on biodiversity considerations. The submitted report further demonstrates that the trees to be retained on site and in neighbouring sites would be adequately protected throughout development in line with BS5837:2012
- 4.3 A condition would be attached upon approval to ensure that the tree protection measures as detailed in the arboricultural report are carried out during the development of the scheme. This is to ensure that development does not have an adverse impact on the trees within the site or close to it. Another condition would be attached that any trees that dies within five years as a result of the development would be replanted.
- 4.4 A further condition would attached upon approval to secure details of landscaping for the rear

garden and that the development comply with such details. This is to ensure high quality landscaping in association with the proposed excavation works at the rear.

5. Recommendation

Grant conditional planning permission subject to S106 agreement for:

1. Construction Management Plan and associated contribution
2. Highways contribution in case of damage
3. Approval in principle and associated contribution

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd September 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'.

Appendix I- Assessment under Policy A5 of the Camden Local Plan 2017

Policy A5 Criteria	Response	Complies Yes/No
<p>The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:</p>		
<p>a) neighbouring properties;</p>	<p>The BIA audit has concluded that the proposed excavation works would not cause harm to neighbouring properties. In addition, the location of the works is considered to not harm neighbouring amenity (please refer to section 4.0 of the delegated report). Planning permission is subject to a S106 legal agreement for a CMP which would monitor works in regards to noise and dust etc.</p>	
<p>b) the structural, ground, or water conditions of the area;</p>	<p>The application site is not identified as being subject to underground constraints. A BIA assessment was submitted and has been prepared in accordance with the processes and procedures as set out within CPG Basements.</p> <p>The BIA included the following stages:</p> <ul style="list-style-type: none"> • Stage 1 – Screening; • Stage 2 – Scoping; • Stage 3 – Site investigation and study; • Stage 4 – Impact assessment; and • Stage 5 – Review and decision making. <p>The submitted BIA was independently assessed by a third party (Campbell Reith) at the applicant’s expense. This is to satisfy the Council that the development would not lead to any unacceptable impacts on the land stability, groundwater flows and surface flows of the area should the development be granted.</p> <p>The BIA audit concluded (following clarifications and additional information) that the proposed excavation work would not cause harm to the structural, ground or water conditions of the area. The results and conclusions can be found in Basement Impact Assessment Audit F1 by Campbell Reith (Ref: 12727-57 F1).</p>	
<p>c) the character and amenity of the area;</p>	<p>Complies. Assessment of this aspect can be found in section 2.0 of the delegated report.</p>	

d) the architectural character of the building; and	Complies. Assessment of this aspect can be found in section 2.0 of the delegated report.	
e) the significance of heritage assets.	Complies. Assessment of this aspect can be found in section 2.0 of the delegated report.	
Basement development should:		
f) not comprise of more than one storey;	The proposed basement would be single storey in depth.	Yes
g) not be built under an existing basement;	The proposed basement would not be constructed beneath an existing basement. It would be developed underneath an existing lower ground floor level which is not underground	Yes
h) not exceed 50% of each garden within the property;	<u>Rear Garden</u> Excavation would only occupy approximately 30% of the rear garden space <u>Front Garden</u> The front lightwell would take up 10% of the front garden space.	Yes
i) be less than 1.5 times the footprint of the host building in area;	The proposed basement excavation would have a footprint of 1.5 times the footprint of the host building.	Yes
j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	The depth of the host building as measured from the principal rear elevation is 9.4m in which 50% of that is 4.7m. The excavation would extend 4.1m into the rear garden which is 55% of the depth of the host building. However, the depth is largely concealed by the existing conservatory at lower ground floor level and the depth is marginal.	Yes
k) not extend into or underneath the garden further than 50% of the depth of the garden;	The proposed excavation would extend into the garden by 30%.	Yes

<p>l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and</p>	<p>The excavation has been set in from neighbouring property boundaries where it extends into the rear and front garden.</p>	<p>Yes</p>
<p>m) avoid the loss of garden space or trees of townscape or amenity value.</p>	<p>Garden space has been retained as a result of the development. There are no identified trees of merit located near the works.</p>	<p>Yes</p>

Jonathan Freegard Architects
5 Tredegar Square
Bow
London
E3 5AD
United Kingdom

Application Ref: **2018/6105/P**

18 September 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:

**1 St Mark's Crescent
London
NW1 7TS**

Proposal:

DECISION
Excavation of basement with front and rear lightwells and alterations to existing rear conservatory to dwelling house

Drawing Nos: 1SMC-PL-00; 01; 02; 03; 04; 05; 06; 10; 11; 12; 13; 15.

Design & Access Statement by Jonathan Freegard Architects dated December 2018.

Arboricultural Impact Assessment & Method Statement by Arbor Cultural dated 05 December 2018.

Basement Impact Assessment by Chelmer Global Ltd dated October 2018 (Ref: BIA/9918).

Basement Impact Assessment: Structural Method Statement by Conisbee dated July 2019 (Ref: 1780507/H) (including Appendices A, B and C).

Basement Impact Assessment Audit by Campbell Reith dated September 2019 (Ref: 12985-51 F1).

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:

1SMC-PL-00; 01; 02; 03; 04; 05; 06; 10; 11; 12; 13; 15.

Design & Access Statement by Jonathan Freegard Architects dated December 2018.

Arboricultural Impact Assessment & Method Statement by Arbor Cultural dated 05 December 2018.

Basement Impact Assessment by Chelmer Global Ltd dated October 2018 (Ref: BIA/9918).

Basement Impact Assessment: Structural Method Statement by Conisbee dated July 2019 (Ref: 1780507/H) (including Appendices A, B and C).

Basement Impact Assessment Audit by Campbell Reith dated September 2019 (Ref: 12985-51 F1).

Reason:

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

- 4 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.

- 5 Prior to the commencement of the development hereby permitted, a survey of the Regent's Canal wall, and full details of any proposed repairs to the canal wall that may be required, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be prepared in consultation with the Canal & Rivers Trust or the relevant statutory undertaker. The canal wall repairs shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance, safety and structural integrity of neighbouring canal / waterway 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 the development hereby permitted, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include details of:

- a) The locations where construction and demolition materials will be stored.
- b) Measures to prevent contaminated surface water entering the Regent's Canal.
- c) Measures to control dust and debris from demolition and construction operations.

Reason: To ensure construction works do not have any adverse impact on the environment of the Regent's Canal and its users.

- 7 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 05 December 2018 ref. AC.2018.231 by Arbor Cultural. 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.

- 8 Any trees or plants 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 in the next 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 site maintains a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the relevant part of the works, 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. 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.

- 10 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 (if incl basement or lightwell) D1 [and D2 if in CA] 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 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.
- 6 The applicant/developer is advised to review the Canal & River Trust's "Code of Practice for Works affecting the Canal & River Trust" and contact the Trust's Works Engineer (steven.ellis@canalrivertrust.org.uk) in order to ensure that any necessary consents are obtained and that the works are compliant.

<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-propertyandour-code-of-practice>)

- 7 The applicant is advised that the proposed mooring will require the consent of the Canal & River Trust and that they should contact Paul May (Paul.May2@canalrivertrust.org.uk) regarding the necessary permission.

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