



Application ref: 2019/1057/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 19 December 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

Turley
Lacon House
84 Theobalds Road
London
WC1X 8NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
1 Steele's Studios
Haverstock Hill
London
NW3 4RN

Proposal:

Partial demolition of the existing 3-bed, 2-storey family dwelling and erection of replacement 3-bed, 2-storey dwelling plus basement excavation, alterations to front boundary wall, front curtilage and forecourt area. (Amended description)

Drawing Nos: TH16_118; TH16_GA_112; TH16_GA_101 Rev C; TH16_GA_102 Rev C; TH16_GA_103 Rev C; TH16_GA_104 Rev C; TH16_GA_1111 Rev C; TH16_GA_1101 Rev C; TH16_GA_1081 Rev C; TH16_GA_1071 Rev C; TH16_GA_1061 Rev C; TH16_GA_911 Rev C; TH16_GA_116; TH16_GA_115; TH16_GA_114 Rev C; TH16_GA_113 Rev F; TH16_GA_111 Rev C; TH16_GA_110 Rev C; TH16_GA_109; TH16_GA_108 Rev C; TH16_GA_107 Rev C; TH16_GA_106 Rev C; TH16_GA_104 Rev C; TH16_GA_103 Rev C; TH16_GA_102 Rev C; TH16_GA_100 Rev C; TH16_GA_099; TH16_GA_98; TH16_GA_97; TH16_GA_96; TH16_GA_95; TH16_GA_94; TH16_GA_92 Rev C; TH16_GA_91 Rev C; TH16_GA_82; TH16_GA_81; Site location plan TH16_81; Block plan TH16_80; Basement Impact Assessment (ref STQ4296-BIA01, Rev 04) dated 17th May 2019 by Soiltechnics Ltd.; Site Investigation Report (ref STQ4296-G01, Rev 03) dated 24th October 2018 by Soiltechnics Ltd.; Structural Engineer's Report (ref 18011 Issue 2) dated 15th October 2018 by Eckersley O'Callaghan; Arobricultural Impact Assessment

report (ref GA/1STS/AIA/01c) dated 29/07/2019 including Sketch Tree (T5) Root Zone Mitigation 20/06/2019 and Arboricultural Impacts Assessment July 2019; Cover letter dated 22/02/2019; Planning Statement February 2018; James Gorst Architects Area Schedule 22/02/2019; Design and Access Statement November 2018 Part 1 to 4; Heritage Statement February 2019; Energy and Sustainability Report 05/02/2019; TH16_GA_93 Rev C; Gia Daylight and Sunlight ref 12783 dated 27/04/2018; Gia Daylight and Sunlight Addendum Letter ref DMC/12783 dated 14/11/2018; Swept path analysis Proposed parking - TH16_121; TH16_122; Swept path analysis Existing parking - TH16_117; TH16_118; TH16_119; TH16_120; Model elevation Scene 018_1531pm; Model elevation Scene 017_0931am.

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:

TH16_118; TH16_GA_112; TH16_GA_101 Rev C; TH16_GA_102 Rev C; TH16_GA_103 Rev C; TH16_GA_104 Rev C; TH16_GA_111 Rev C; TH16_GA_1101 Rev C; TH16_GA_1081 Rev C; TH16_GA_1071 Rev C; TH16_GA_1061 Rev C; TH16_GA_911 Rev C; TH16_GA_116; TH16_GA_115; TH16_GA_114 Rev C; TH16_GA_113 Rev F; TH16_GA_111 Rev C; TH16_GA_110 Rev C; TH16_GA_109; TH16_GA_108 Rev C; TH16_GA_107 Rev C; TH16_GA_106 Rev C; TH16_GA_104 Rev C; TH16_GA_103 Rev C; TH16_GA_102 Rev C; TH16_GA_100 Rev C; TH16_GA_099; TH16_GA_98; TH16_GA_97; TH16_GA_96; TH16_GA_95; TH16_GA_94; TH16_GA_92 Rev C; TH16_GA_91 Rev C; TH16_GA_82; TH16_GA_81; Site location plan TH16_81; Block plan TH16_80; Basement Impact Assessment (ref STQ4296-BIA01, Rev 04) dated 17th May 2019 by Soiltechnics Ltd.; Site Investigation Report (ref STQ4296-G01, Rev 03) dated 24th October 2018 by Soiltechnics Ltd.; Structural Engineer's Report (ref 18011 Issue 2) dated 15th October 2018 by Eckersley O'Callaghan; Arboricultural Impact Assessment report (ref GA/1STS/AIA/01c) dated 29/07/2019 including Sketch Tree (T5) Root Zone Mitigation 20/06/2019 and Arboricultural Impacts Assessment July 2019; Cover letter dated 22/02/2019; Planning Statement

February 2018; James Gorst Architects Area Schedule 22/02/2019; Design and Access Statement November 2018 Part 1 to 4; Heritage Statement February 2019; Energy and Sustainability Report 05/02/2019; TH16_GA_93 Rev C; Gia Daylight and Sunlight ref 12783 dated 27/04/2018; Gia Daylight and Sunlight Addendum Letter ref DMC/12783 dated 14/11/2018; Swept path analysis Proposed parking - TH16_121; TH16_122; Swept path analysis Existing parking - TH16_117; TH16_118; TH16_119; TH16_120; Model elevation Scene 018_1531pm; Model elevation Scene 017_0931am.

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) Details including sections at 1:20, 1:5, 1:1 scale of proposed new fenestration and rooflights (including jambs, head and cill);
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials to be submitted to the Local Planning Authority or provided on site;

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

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

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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.

- 6 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 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.

- 7 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 or 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.

- 8 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 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.

- 10 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment (ref STQ4296-BIA01, Rev 04) dated 17th May 2019 by Soiltechnics Ltd, Site Investigation Report (ref STQ4296-G01, Rev 03) dated 24th October 2018 by Soiltechnics Ltd., Structural Engineer's Report (ref 18011 Issue 2) dated 15th October 2018 by Eckersley

O'Callaghan, Arobricultural Impact Assessment report (ref JGA/1STS/AIA/01c) dated 29/07/2019 and as well as the recommendation in the Basement Impact Assessment Rev F1 by Campbell Reith, dated June 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 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 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.

- 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 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.

- 6 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team , 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

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