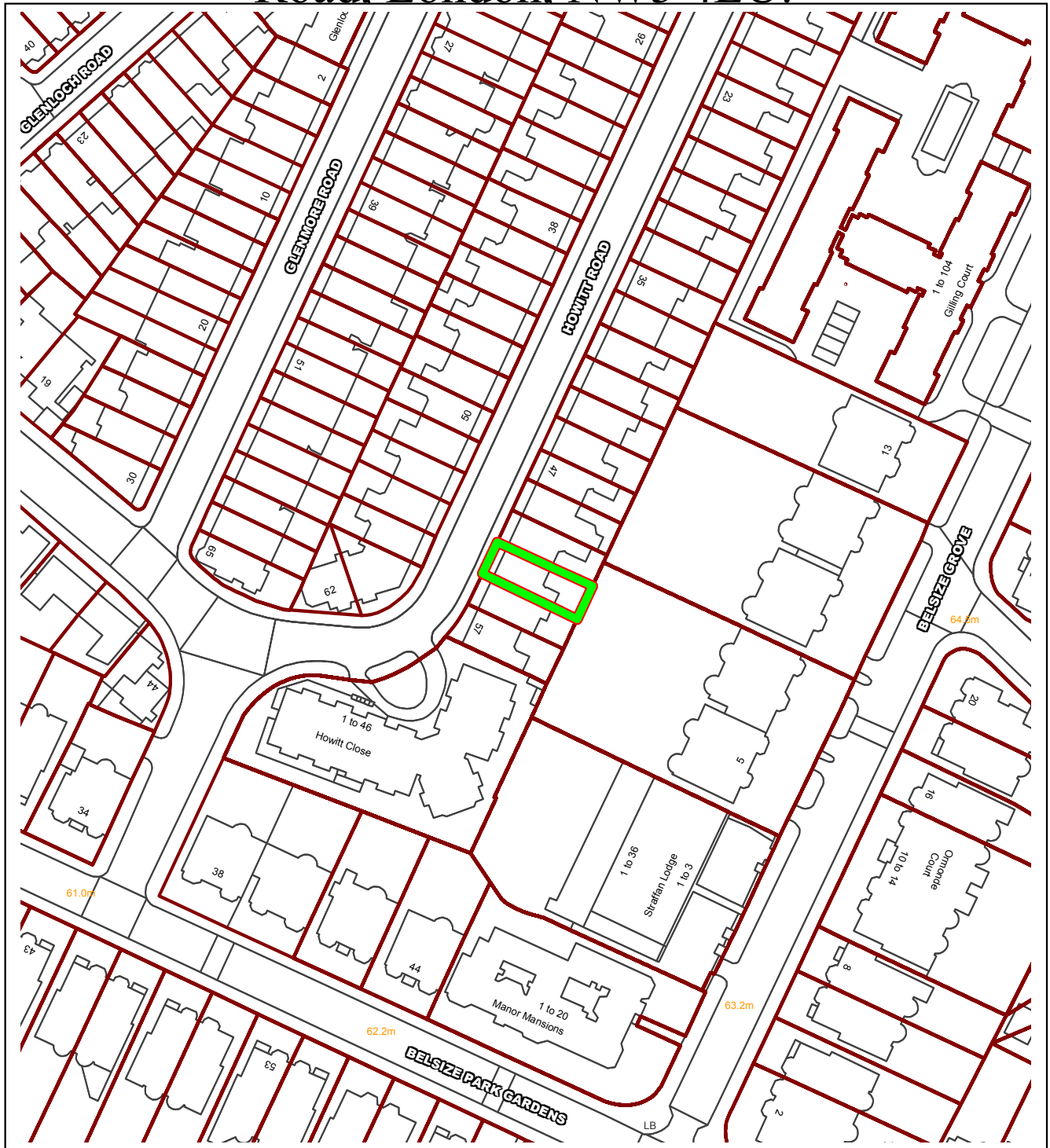


# 2017/7050/P-Ground Floor Flat, 53 Howitt Road, London, NW3 4LU.



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Site photographs



**1. Front elevation of No. 53 Howitt Road.**



**2. Rear elevation with existing extension.**



**3. Rear elevation (upper floors).**



**4. Boundary between No. 53 and No. 51 Howitt Road.**



**5. Rear boundary of No. 53 Howitt Road.**

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>21/02/2018</b>
(Member's Briefing)		N/A	<b>Consultation Expiry Date:</b>	<b>27/09/2018</b>
<b>Officer</b>			<b>Application Numbers</b>	
Samir Benmbarek			2017/7050/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Ground Floor Flat 53 Howitt Road London NW3 4LU			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Excavation of basement extension with front and rear lightwells and a replacement single storey rear extension at ground floor level following demolition of existing rear extension to ground floor flat (Use C3).				
<b>Recommendation:</b>	<b>Grant Conditional Planning Permission subject to S106 legal agreement</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	--	No. of responses	<b>02</b>	No. of objections	<b>02</b>
Summary of consultation responses:	<p>Site notices were displayed in close proximity to the application site from 21/02/2018 (expiring on 14/03/2018). A press notice was also displayed in the local press on 22/02/2018 (expiring on 15/03/2018).</p> <p>To date, 2 x objections have been received from the following addresses:</p> <ul style="list-style-type: none"> <li>• 2<sup>nd</sup> Floor Flat, 53 Howitt Road</li> <li>• Flat 3, 51 Howitt Road</li> </ul> <p>Their comments are as summarised below:</p> <ol style="list-style-type: none"> <li>1. Structural concerns and potential for the building to fall down as a result of the proposal as building is already tilting towards No.51 and previous impacts of excavation are seen at neighbouring properties;</li> <li>2. Building and neighbouring buildings are already sloping due to existing ground environment;</li> <li>3. Concerns of construction/excavation works including dust and noise;</li> <li>4. Hours of construction work;</li> <li>5. Direct consultation letter not received from the Council in regards to the planning application;</li> <li>6. Proposed development breaches policy A5 of the Local Plan in particular front lightwells;</li> <li>7. Restrictions in regards to car-parking;</li> <li>8. Limited information within the Design &amp; Access Statement.</li> </ol> <p>Officer's Response:</p> <ol style="list-style-type: none"> <li>1. <i>Please refer to section 2.0 and Appendix I of this report;</i></li> <li>2. <i>Please refer to section 2.0 and Appendix I of this report;</i></li> <li>3. <i>A Construction Management Plan is to be secured by a S106 legal agreement;</i></li> <li>4. <i>Please refer to paragraph 4.7 of this report;</i></li> <li>5. <i>As of October 2016 the Council no longer send consultation letters to neighbours. It is advised to sign up to the Council's e-alerts system to be notified on planning applications within the vicinity;</i></li> <li>6. <i>Please refer to Appendix I of this report;</i></li> <li>7. <i>As the proposal involves a modest scale extension to an existing dwelling and not the formation of a new dwelling, car-parking restrictions are not required in this instance;</i></li> <li>8. <i>The design and access statement is considered to meet the validation requirements and in conjunction with the submitted documents and drawings details the proposed scheme.</i></li> </ol>					



**Comments from local groups:**

The **Belsize Conservation Area Advisory Committee** were formally consulted on the application. They have responded objecting to the proposal. The objection received did not contain specific reasons.

The **Belsize Residents Association** were formally consulted on the application. They have responded objecting the proposal..

1. No illustration providing adequate levels of daylight.

*Officer's Comments*

1. *The extended residential accommodation at lower ground floor level is considered to receive adequate daylight and sunlight in conjunction with the ground floor.*

## **Site Description**

The application relates to a ground floor flat (which has ownership of the rear garden) within a three-storey terraced building. The ground floor flat contains an existing cellar. The building is located on the southern side of Howitt Road.

The building is located within the Belsize Conservation Area. It is not a listed building but is described within the Belsize Conservation Area Statement as a building that makes a positive contribution to the conservation area. The character of the Howitt Road is predominantly residential.

## **Relevant History**

No relevant planning application history.

## **Relevant policies**

### **National Planning Policy Framework, 2019**

### **The London Plan 2016**

### **Camden Local Plan 2017**

A1 (Managing the impact of development)  
A3 (Biodiversity)  
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)

### **Belsize Conservation Area Statement 2003**

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the following:

- Excavation and extension of existing lower ground floor cellar including front and rear lightwells
- Erection of a single storey replacement rear extension including green roof and balustrading at first floor level.

1.2 The existing cellar space at lower ground floor level will be extended and excavated to form a useable and habitable lower ground floor level to provide extended residential accommodation to the existing ground floor flat. The proposed excavation depth would be 3.71m from the existing ground floor level. The excavation would encompass the entire width of the property at 6.9m and would extend at a length of 13.6m along the boundaries with Nos. 51 and 55 Howitt Road. The associated front lightwell would extend outwards to the front by 1.2m and have a width of 3.3m. This would be contained within the envelope of the front garden. The proposed rear lightwell would have a width of 2.9m and a length of 3.7m (this depth is within the total length of 13.6m for the entire excavation).

1.3 The proposed rear extension would have a depth of 3.7m and a width of 4.2m. It would be constructed of matching brickwork to the application building and would feature aluminium powder coated windows and doors. At first floor level, the roof of the extension would be a green roof. The proposed extension would replace an existing extension which is of the same depth (3.7m).

1.4 Revisions were sought during the course of the application. This was namely to amend the design of the rear garden so that the rear half of the garden wasn't subject to any landscape/excavation works by removing its stepped form. This is so that that the form of the garden is still characteristic of the conservation area and as to maintain as much useable ground floor amenity space as possible.

1.5 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 area
- Residential amenity; the impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.
- Transport
- Trees and Landscaping
- Sustainability (Green Roof)

### 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 Although the building is not identified as being within a site with underground constraints, in accordance with Policy A5 and CPG Basements, the Basement Impact Assessment (BIA) has been subject to independent verification by the Council's third party structural engineers, Campbell Reith. A BIA was submitted with the application which was undertaken by Concept Consultancy. The report writers are considered to have suitable qualifications.
- 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 has identified the potential impacts arising out of the basement proposals and describes suitable mitigation.
- 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.
- 2.6 Appendix I (below) of this report details the full assessment of this application under policy A5 of the Camden Local Plan 2017.

### **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 to 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 of the Local Plan 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.

- 3.3 The Belsize Conservation Area Statement reads, *“The creation of new front basement areas will generally be resisted for traffic and design reasons. Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. The Council will normally only permit such works if the building will be restored by the action to its original condition or if will contribute to the established character of the street scene.”*
- 3.4 The proposed front lightwell in this instance is considered to be acceptable. Upon a survey of Howitt Road (in particular the western end where the application building is located) there are various notable examples of small front lightwells covered with a metal grille that has been designed for the purpose of providing the front of the basement level with daylight/sunlight. The design of the proposed front lightwell and associated metal grille follows this established design and overall is considered appropriate as it would not appear as an alien feature within the street scene. Furthermore, the front lightwell would not be visible unless viewed directly over the front boundary wall adjacent to the pavement.
- 3.5 The proposed front window would be of the same profile as the front ground floor window but of a slightly smaller height. This respects the hierarchy of the façade as discussed in paragraph 3.2. Furthermore, this external manifestation would not be highly visible due to its subterranean location within the front lightwell and obstructed to some degree by the metal grille. Therefore, it is considered that the proposed front lightwell and window would not detract from the character and appearance of the application building or wider Belsize Conservation Area.
- 3.6 At the rear, the front lightwell would be developed at a respectful scale into the rear garden (please refer to Appendix I for assessment) 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. Overall, the external alterations in association with the basement excavation are considered acceptable and would not cause harm to the character and appearance of the conservation area.

#### Replacement Rear Extension

- 3.7 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.
- 3.8 The Belsize 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”*. It then prescribes that extensions *“should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings”*.
- 3.9 The southern side of Howitt Road is characterised by rear extensions and conservatories, although there is no uniformity within the scale, form and detailed design of these extensions. At first floor level, the extensions feature amenity terraces or some balustrading to form a smaller inset terrace.
- 3.10 The proposed rear extension is considered acceptable in its scale, design and materials in relation to the ground floor flat and the overall building. The proposed extension would occupy a slightly larger footprint than the existing extension with a considerable amount of rear amenity space remaining (also taking into account the basement excavation). The rear extension is considered subordinate and secondary to the ground floor flat and the overall building.

- 3.11 The proposed aluminium frame double glazed doors and windows are considered appropriate for the ground floor extension. Furthermore, the proposed balustrading at ground and first floor level is considered acceptable in its design. As such, the proposed ground floor extension is considered acceptable in design terms and would not cause harm to the character and appearance of the application building or the wider conservation area.
- 3.12 Overall, the proposed development is considered acceptable in regards to design and conservation.

#### **4. Residential Amenity**

- 4.1 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'.
- 4.2 The adjoining residential occupiers to Ground Floor Flat, No. 53 Howitt Road are:
- First Floor Flat, 53 Howitt Road
  - 51 Howitt Road
  - 55 Howitt Road
  - 7 Belsize Grove

#### Basement Works

- 4.3 The proposed excavation is considered to 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.

#### Rear Extension

- 4.4 The proposed rear extension would not cause harm to the amenity of neighbouring occupiers of Nos. 51 and 55 Howitt Road in regards to daylight, sunlight, and outlook. This is as the proposed extension is only marginally larger in scale in comparison to the existing rear extension.
- 4.5 The proposed balustrading at first floor level to create a terrace would not lead to increased, adverse or new levels of overlooking. It would replace an existing terrace of a similar scale at first floor level. Furthermore, there is an established form of small terraces upon the roofs of the ground floor rear extensions to neighbouring properties in the street.
- 4.6 The proposed works would not impact upon the amenity of No. 7 Belsize Grove located to the rear of the site, nor at the houses opposite along Howitt Road to the front.
- 4.7 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.

## **5. Transport**

- 5.1 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).
- 5.2 The primary concern is public safety 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.
- 5.3 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 is calculated at £2,207.51. 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.
- 5.4 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.

## **6. Trees and Landscaping**

- 6.1 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.
- 6.2 The application has been reviewed by the Council's Tree Officer. In this instance an arboricultural report is not required as there are no trees on site or on neighbouring sites that could be adversely affected by the development. The development involves the removal of low quality shrubs from the rear garden that are likely to be self-sown. Furthermore, soil levels at the rear of the garden (past the proposed excavation) are to remain as the existing.
- 6.3 Conditions will be 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.

## **7. Sustainability (Green Roof)**

- 7.1 Policy CC2 of the Camden Local Plan requires development to incorporate sustainable design measures including green roofing wherever possible. The proposal includes green roofing to the outbuilding
- 7.2 The proposed scheme has been reviewed by the Council's Trees and Landscape Officer who raises no objection to the development on biodiversity principles. The submitted drawings and

documents included the depth of the substrate for the green roof, green roof type, technical data and maintenance plan for the green roof. The proposal and associated supporting documents demonstrate that the proposed green roof undertakes measures to account for biodiversity and the water environment.

## **8. Recommendation**

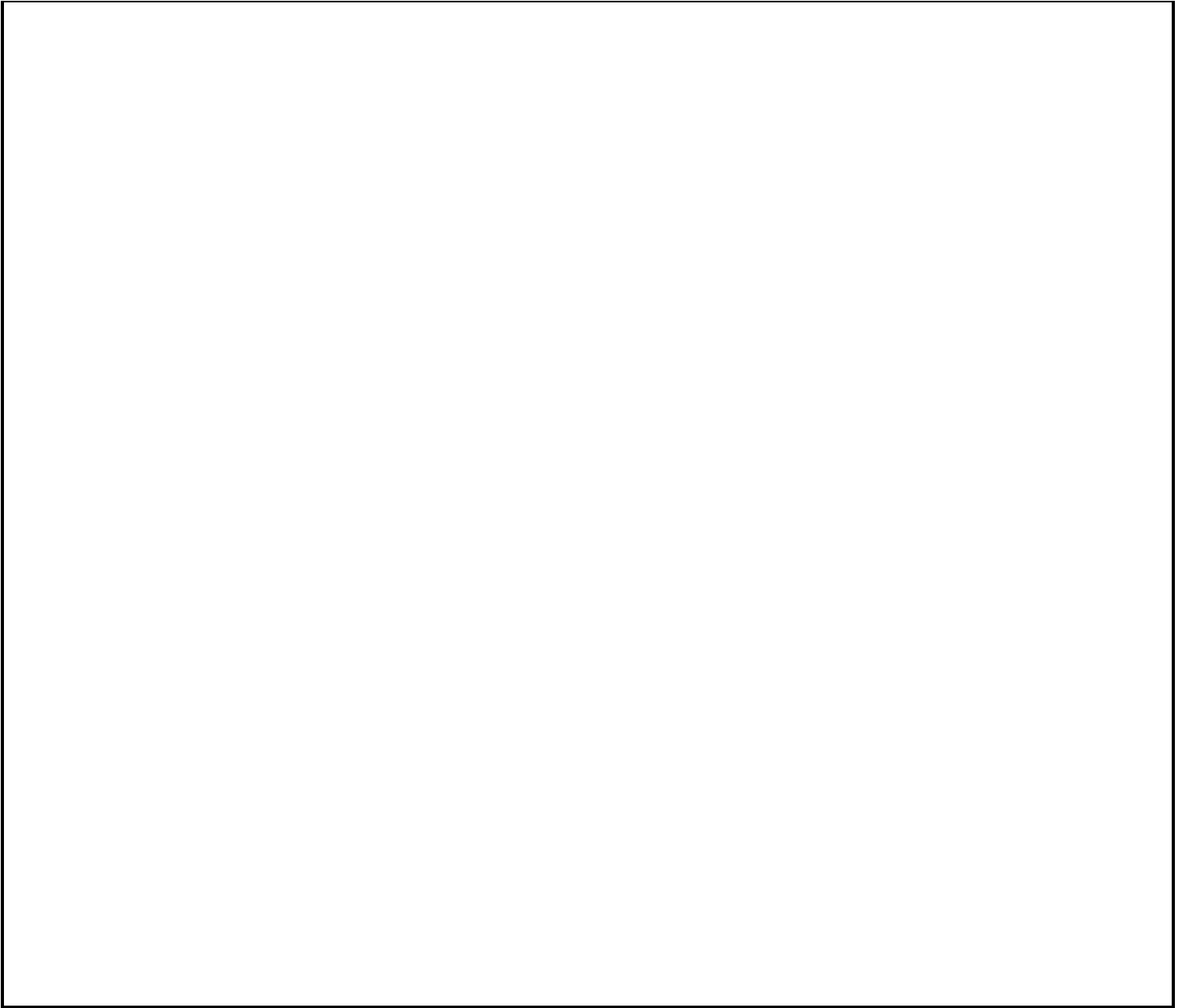
Grant conditional planning permission subject to S106 agreement for:

1. Construction Management Plan and associated contribution
2. Highways contribution
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 Tuesday 27<sup>th</sup> August 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](http://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"> <li>• Stage 1 – Screening;</li> <li>• Stage 2 – Scoping;</li> <li>• Stage 3 – Site investigation and study;</li> <li>• Stage 4 – Impact assessment; and</li> <li>• Stage 5 – Review and decision making.</li> </ul> <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 excavate and extend an existing small cellar.	Yes
h) not exceed 50% of each garden within the property;	<p><u>Rear Garden</u></p> <p>Not taking into account the existing rear extension (as was built on original garden space)- excavation would take up 49% of the rear garden space.</p> <p>Taking into account existing rear extension- excavation would take up 38% of remaining garden space.</p> <p><u>Front Garden</u></p> <p>The front lightwell would take up 35% of the front garden space.</p>	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 1.4 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 10.2m in which 50% of that is 5.1m. The excavation would extend 4.1m into the rear garden which is 40% of the depth of the host building.	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 51%. Although technically it would extend 51% into the depth of the rear garden this difference is marginal and would not cause an adverse impact overall.	Yes
l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The excavation has been set in from neighbouring property boundaries where it extends into the rear and front garden.	Yes
m) avoid the loss of garden space or trees of townscape or amenity value.	Garden space has been retained as a result of the development. There are no identified trees of merit located near the works.	Yes

Simon Miller Architects Ltd  
1033B Finchley Road  
London  
NW11 7ES

Application Ref: **2017/7050/P**

22 August 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:

**Ground Floor Flat**  
**53 Howitt Road**  
**London**  
**NW3 4LU**

Proposal:

**DECISION**  
Excavation of basement extension with front and rear lightwells and a replacement single storey rear extension at ground floor level following demolition of existing rear extension to ground floor flat (Use C3).

Drawing Nos: 437: OS00; EX00A; EX01A; EX02B; EX03B; EX04C; EX05A; EX06A; EX07A; EX08A; EX09A; PH01; PL00D; PL01B; PL02B; PL03C; PL04B; PL05A; PL06A.

2841: 01A.

TCD06A.

Design and Access Statement by Simon Miller Architects dated 22 December 2017; Basement Impact Report by Concept Consultancy dated July 2019 (Ref: 2841); Basement Impact Assessment Audit by Campbell Reith dated August 2019 (Ref: 12727-57 F1); Signed contract of works between J Meller and Concept Consultancy dated 19/10/2017.

Bauder Xero Flor XF301 Sedum Blanket- Technical Data Sheet; Bauder Flat Roof Design Considerations Sheet; Bauder SDF Mat- Technical Data Sheet; Bauder AL40, AL80/100 & AL150 Edge & Drainage Trim- Technical Data Sheet.

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:

437: OS00; EX00A; EX01A; EX02B; EX03B; EX04C; EX05A; EX06A; EX07A; EX08A; EX09A; PH01; PL00D; PL01B; PL02B; PL03C; PL04B; PL05A; PL06A.

2841: 01A.

TCD06A.

Design and Access Statement by Simon Miller Architects dated 22 December 2017; Basement Impact Report by Concept Consultancy dated July 2019 (Ref: 2841); Basement Impact Assessment Audit by Campbell Reith dated August 2019 (Ref: 12727-57 F1); Signed contract of works between J Meller and Concept Consultancy dated 19/10/2017.

Bauder Xero Flor XF301 Sedum Blanket- Technical Data Sheet; Bauder Flat Roof Design Considerations Sheet; Bauder SDF Mat- Technical Data Sheet; Bauder AL40, AL80/100 & AL150 Edge & Drainage Trim- Technical Data Sheet.

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 relevant part of the works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be 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.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. 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.

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 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate