

Application ref: 2020/0571/P
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Date: 21 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Minicom
48 Beaumont Crescent

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Land at Lidlington Place
Rear of nos. 76-75 Oakley Square
London
NW1 1NH

Proposal:

Erection of two storey dwellinghouse with ground and basement levels.

Drawing Nos: A-10-001; A-11-001; A-11-031; A-11-032; A-18-100; A-18-500; A-19-000 Rev 1; A-19-001; A-19-003; A-21-001; A-21-002; A-21-003; A-21-010; A-21-012; A-22-001; A-22-002; A-22-101; A-31-001; A-32-501; A-32-502; A-32-503; A-32-504; A-36-001; Design and Access Statement by Unagru; Internal Daylight Assessment for Planning January 2020; Arboricultural Impact Assessment January 2020; Green Roof Direct Core System Specification; Lidlington Place - Green Roof (Addendum); EverMat- Maintenance schedule; Ground Investigation and Basement Impact Assessment Report, by LMB Geosolutions Ltd, Issue 4, dated 1 July 2020; Basement Method Statement - E, Space Basements Ltd; Build Design Drawings 02 rev C and 03 rev C.

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 neighbouring buildings, 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 policies 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

A-10-001; A-11-001; A-11-031; A-11-032; A-18-100; A-18-500; A-19-000 Rev 1; A-19-001; A-19-003; A-21-001; A-21-002; A-21-003; A-21-010; A-21-012; A-22-001; A-22-002; A-22-101; A-31-001; A-32-501; A-32-502; A-32-503; A-32-504; A-36-001; Design and Access Statement by Unagru; Internal Daylight Assessment for Planning January 2020; Arboricultural Impact Assessment January 2020; Green Roof Direct Core System Specification; Lidlington Place - Green Roof (Addendum); EverMat- Maintenance schedule; Ground Investigation and Basement Impact Assessment Report, by LMB Geosolutions Ltd, Issue 4, dated 1 July 2020; Basement Method Statement - E, Space Basements Ltd; Build Design Drawings 02 rev C and 03 rev C.

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

- 4 The green roof shall be implemented in accordance with the details approved under dwg ref no A-31-001, A-36-001, Lidlington Place - Green Roof (Addendum) and Green Roofs Direct Core System Specification or other details which have been submitted to and approved in writing by the local planning authority and which show details of the living roof (in the area indicated on the approved roof plan) including: materials, species, planting density, habitat features, and substrate; a statement of the design objectives, including justification of roof type/species selection; a plan showing the area covered by the roof; a site specific management plan including an initial scheme of maintenance; and a section at scale 1:20 (showing that adequate depth is available in terms of the construction and long term viability) shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 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(if in CA) and A5 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 arboricultural report inc. tree protection plan by Tamala Trees ref. 02992Rv2 dated January 2020. 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 in line with the approved arboricultural report.

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 The cycle storage shall be implemented in accordance with the details approved under dwg ref no A-19-000 R1 or other details which have been submitted to and approved in writing by the local planning authority and which show details of the cycle storage. 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.

- 8 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by LMB Geosolutions Ltd and Space Basements Ltd, as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated July 2020.

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 Reasons for granting permission:

The proposed single family dwelling would replace an existing area of hardstanding in a back garden site which has been used as car parking since the 1970's. The surrounding area is characterised by high brick walls, metal gates for vehicular access, timber gates for garden access, and the greenery of the surrounding gardens.

The proposed development would include ground and basement levels and be attached to the existing western boundary brick wall. The structure would sit modestly behind a high brick wall facing the street, which would largely match and continue the existing wall in terms of brick detailing and height. The scale of the building would maintain the existing character of the site when viewed from the street, by ensuring it remains as low as possible whilst maintaining a good standard of accommodation inside. The proposals would also maintain the gap between the buildings and the garden character of this part of the Camden Town Conservation Area.

The greenery of the surrounding gardens would be integrated into the design of the building through a deep green roof, which would maintain a good level of greenery and biodiversity throughout the year. Three rooflights on top would maintain a good level of daylight and sunlight into the main living space of the building. In terms of detailed design the structure would have wide glazed openings to the rear and eastern side to allow good levels of light internally. The building would be made of brick to match surrounding buildings with timber openings and doors which would preserve the character and appearance of the area.

It is noted that the buildings facing Harrington Square, at the west of the site, are Grade II Listed. Great attention has been given to the impact of the proposal to the setting of the listed buildings and their significance. The proposed structure, due to its modest size and projection would blend into the character of the rear gardens and is not considered to harm the setting of the listed terrace, nor would it harm the special historic significance of the buildings.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In relation to the basement excavation, this would sit underneath the proposed structure and only extend beyond modestly to accommodate skylights to the front and eastern side. Due to the constrained nature of the site and high brick walls, the skylights would not be visible from the street, which is considered acceptable. Given the scale and dimensions of the basement, the proposal is considered to be in line with the requirements of policy A5. Furthermore, the proposal is supported by a Basement Impact Assessment (BIA), which has been independently reviewed by the Council's third party auditors. The findings in the audit report confirm that the excavation works would not cause harm to neighbouring buildings, surrounding highways, slope stability and the

hydrogeology of the site, which is in accordance with policy A5 and CPG Basements.

- 2 In terms of impact on trees and vegetation, the proposal took into account the sycamore tree (T1) at the neighbouring property which is of high amenity value and significance. The low height of the proposed structure would maintain views to the tree which is accepted. The proposed excavation would marginally encroach (5%) on its root protection area (RPA) which is considered an acceptable level of impact, and would ensure no harm is caused to the tree. The boundary walls would be rebuilt using footings which would minimise the impact on off-site trees beyond the walls.

In terms of standard of accommodation, the proposed dwelling would include an adequate living area at ground level and a bedroom. At basement level there are three bedrooms and a plant room. A Daylight and Sunlight Assessment was submitted to demonstrate that the light levels in the bedrooms would be adequate, which is accepted. The proposed GIA of the dwelling would be 116.04sqm which exceeds the minimum national space standards for a 4bed 7person dwelling over two storeys (115sqm). Due to the floor area proposed, the development would be subject to an affordable housing contribution (payment in-lieu) which will be secured via section 106 legal agreement.

In terms of transport, the development would be car-free, secured via a section 106 legal agreement. The proposal includes one cycle stand in the rear garden which allows for two bicycle parking spaces, which is accepted. As the proposed excavation would be located in close proximity to the pavement, an Approval in Principle planning obligation would be secured via a section 106 legal agreement. To ensure the construction works would be coordinated and not add to the existing traffic pressure on the surrounding streets, a Construction Management Plan (CMP) would be secured via section 106 legal agreement.

Waste and recycling facilities have been provided behind the front brick boundary wall, which is considered acceptable.

Overall, the proposed single family dwelling would be of a high quality design, preserve the character and appearance of the conservation area, and provide a good standard of accommodation.

The proposal would sit in between the gardens of nos. 15-16 Harrington Square to the west and nos. 76-75 Eversholt Street to the east. The structure would sit closer to the properties on Eversholt Street, however; due to its design and low projection it is not be considered to cause harm in terms of loss of light, outlook or privacy to the neighbouring amenity of nos. 76-75 Eversholt Street. In relation to the impact on the western side, the proposed structure would maintain the openness of the garden character and would not cause harm in terms of loss of light, outlook, or privacy.

No objections were received prior to making this decision, but one letter of support was received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H4, H7, A1, A4, A5, A3, D1, D2, CC1, CC2, CC3, CC5, T1, T2, T3, DM1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 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).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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.
- 7 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.

- 8 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.
- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 10 You are reminded that this application only grants permission for the plant room location. Details of the proposed plant equipment along with a noise impact assessment would need to be submitted and approved prior to occupation.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment