

Application ref: 2019/5649/P
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Date: 9 November 2020

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

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Francis Birch Architect
11 North Hill Avenue
Highgate
London
N6 4RJ

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 Dunollie Road
London
NW5 2XN

Proposal:

Erection of two storey (plus basement) 2-bed dwelling house (Class C3) with hard and soft landscaping to front following demolition of existing garages

Drawing Nos: Site Plan; SK01 revP3, SK12 revP5, SK13 revP6, SK14 revP4, SK15 rev P6, SK16 rev P6, SK17 rev P7, Design & Access Statement rev 06, Planning Statement rev 06, Sunpath & Daylight analysis rev 01, Sustainability Statement rev 01, Basement Impact Assessment Report - Croft Structural Engineers ref 190611 - Aug 2019; Construction Management Plan - Croft Structural Engineers ref 190611 - Aug 2019; Arboricultural Tree Survey Report - Wessell Ltd - Oct 2019; Root investigation report (dated 21st May 2020); Basement Impact Assessment: Hydrogeology, Land Stability and Ground Movement Assessment, Maund Geo-Consulting, ref. MGC-BIA-19-21-V5, dated 21 May 2020; Basement and Ground Plan and Sections drawing by Croft Structural Engineers, drawing no. PL-10, rev 3, dated 21 May 2020; Lightwell Retaining Wall - Worst Case structural calculations by Form Structural Engineers, dated 31/03/2020

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan; SK01 revP3, SK12 revP5, SK13 revP6, SK14 revP4, SK15 rev P6, SK16 rev P6, SK17 rev P7, Design & Access Statement rev 06, Planning Statement rev 06, Sunpath & Daylight analysis rev 01, Sustainability Statement rev 01; Construction Management Plan - Croft Structural Engineers ref 190611 - Aug 2019; Arboricultural Tree Survey Report - Wessell Ltd - Oct 2019; Root investigation report (dated 21st May 2020); Basement Impact Assessment: Hydrogeology, Land Stability and Ground Movement Assessment, Maund Geo-Consulting, ref. MGC-BIA-19-21-V5, dated 21 May 2020; Basement and Ground Plan and Sections drawing by Croft Structural Engineers, drawing no. PL-10, rev 3, dated 21 May 2020; Lightwell Retaining Wall - Worst Case structural calculations by Form Structural Engineers, dated 31/03/2020.

Reason:

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

- 3 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 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 and A5 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density

The living roofs 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.

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 and policy GO3 Biodiverse Habitats of the Kentish Town Neighbourhood Plan 2017.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall be carried out strictly in accordance with the BIA and associated documents compiled by Croft Structural Engineers and Maund Geo-consulting (dated 21 May 2020) and the recommendation in the Campbell Reith Audit dated June 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.

- 9 The window at first floor level on the side elevation (as shown on drawing no. SK15 (Rev P6) shall be obscure glazed and retained as such in perpetuity.

Reason: to prevent perceived overlooking of the property at no.22 Lady Margaret Road in accordance with policy A1 of the Camden Local Plan 2017.

- 10 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the commencement of works on site, tree protection measures shall be installed in accordance with the approved arboricultural report and tree protection plan (prepared by Wassells dated 10th October 2019). The protection measures shall remain in place for the duration of works on site.

Reason: To ensure that the development will not have an adverse impact 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.

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 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended

the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 6 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.
- 7 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.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment