

Application ref: 2019/2823/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 7 December 2020

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

Mr Alastair Norton
7 Harland Works
70 John Street
Sheffield
S2 4QU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
22 Holmes Road
London
NW5 3AB

Proposal:

Demolition of former studio building and existing side and rear extensions to 22 Holmes Road. Erection of 2 storey (with basement), 2 bedroom dwelling between no.22 and no.24, and 2 x 2 storey (with basement) 2 bedroom dwellings to rear of site with associated private amenity space and refuse/cycle storage. Erection of new 2 storey extension to rear of no.22.

Drawing Nos:

1617-NMA-XX-ZZ-DR-A-00001, 1617-NMA-XX-B1-DR-B-00100, 1617-NMA-XX-00-DR-B-00100, 1617-NMA-XX-01-DR-B-00100, 1617-NMA-XX-RF-DR-B-00100, 1617-NMA-00-ZZ-DR-B-00300, 1617-NMA-00-ZZ-DR-B-00200, 1617-NMA-XX-B1-DR-A-20102, 1617-NMA-00-B1-DR-A-00100, 1617-NMA-00-00-DR-A-00100, 1617-NMA-00-01-DR-A-00100, 1617-NMA-00-R1-DR-A-00100, 1617-NMA-00-R2-DR-A-00100, 1617-NMA-00-ZZ-DR-A-00201, 1617-NMA-00-ZZ-DR-A-00200, 1617-NMA-00-ZZ-DR-A-00300, 1617-NMA-00-ZZ-DR-A-00301, 1617-NMA-00-ZZ-DR-A-00302.

Documents: Design & Access Statement rev P2, Daylight and Sunlight Study (Neighbouring Properties) dated 7 March 2019, Daylight and Sunlight Study (Within Development) dated 7 March 2019, Basement Impact Assessment (Land Stability) ref: 19-088-R-001 rev 05 dated 09/03/2020, Basement Impact Assessment - Surface water & groundwater dated 25 September 2019, Report on structure for basement construction by Osborne Edwards Ltd. dated July 2019, Letter from Key GeoSolutions

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 two storey extension to the rear of no.22 hereby approved 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 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
1617-NMA-XX-ZZ-DR-A-00001, 1617-NMA-XX-B1-DR-B-00100, 1617-NMA-XX-00-DR-B-00100, 1617-NMA-XX-01-DR-B-00100, 1617-NMA-XX-RF-DR-B-00100, 1617-NMA-00-ZZ-DR-B-00300, 1617-NMA-00-ZZ-DR-B-00200, 1617-NMA-XX-B1-DR-A-20102, 1617-NMA-00-B1-DR-A-00100, 1617-NMA-00-00-DR-A-00100, 1617-NMA-00-01-DR-A-00100, 1617-NMA-00-R1-DR-A-00100, 1617-NMA-00-R2-DR-A-00100, 1617-NMA-00-ZZ-DR-A-00201, 1617-NMA-00-ZZ-DR-A-00200, 1617-NMA-00-ZZ-DR-A-00300, 1617-NMA-00-ZZ-DR-A-00301, 1617-NMA-00-ZZ-DR-A-00302.

Documents: Design & Access Statement rev P2, Daylight and Sunlight Study (Neighbouring Properties) dated 7 March 2019, Daylight and Sunlight Study (Within Development) dated 7 March 2019, Basement Impact Assessment (Land Stability) ref: 19-088-R-001 rev 05 dated 09/03/2020, Basement Impact Assessment - Surface water & groundwater dated 25 September 2019, Report on structure for basement construction by Osborne Edwards Ltd. dated July 2019, Letter from Key GeoSolutions Ltd dated 24 September 2019, Draft Construction Management Plan pro forma.

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

- 4 Before the brickwork is commenced, sample panels 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 panels 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 policy D1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 5 The use of the terraces hereby approved shall not commence until the screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any part of the development, a comprehensive energy strategy for the development including:

- (a) energy efficient measures
- (b) the feasibility for appropriate renewable or low carbon sustainable energy sources with the aim of reducing the development's carbon emission by at least 20%

The development shall thereafter not proceed other than in complete accordance with all the measures as recommended in the approved strategy, which shall be permanently retained and utilised as the main power sources for the development. The measures shall include the installation of a meter to monitor the energy output from the approved systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwellings 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.

- 8 No properties shall be occupied until confirmation has been provided that either:

- 1. All combined water network upgrades required to accommodate the additional flows from the development have been completed; or
- 2. A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 9 The secure and covered cycle storage area for 6 cycles as shown on drawing reference 1617-NMA-00-00-DR-A-00100 hereby approved shall 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.

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

- 11 The basement excavation hereby approved shall be completed in accordance with the details and methodology set out in Basement Impact Assessment (Land Stability) ref: 19-088-R-001 rev 05 dated 09/03/2020, Basement Impact Assessment - Surface water & groundwater dated 25 September 2019, Report on structure for basement construction by Osborne Edwards Ltd. dated July 2019, Letter from Key GeoSolutions Ltd dated 24 September 2019, and with the recommendations set out in Campbell Reith audit report dated 24/03/2020.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 12 Units H01, H02 and H03 as indicated on plan numbers 1617-NMA-00-B1-DR-A-00100, 1617-NMA-00-00-DR-A-00100, 1617-NMA-00-01-DR-A-00100 hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 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 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.
 - 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 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.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

- 6 Thames Water expects surface water to be attenuated to Greenfield run-off rates following London Policy 5.13 and achieve 5l/s/ha for all weather conditions. The drainage strategy is required to specify the point(s) of connection and peak discharge rates into the public sewer system for foul and surface water. Thames Water will also require demonstration of how the surface water disposal hierarchy has been implemented for the site and why connection to the combined sewer is the preferred option.
- 7 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.
- 8 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 9 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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