

117 Canfield Gardens - 2020/3945/P



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Site photos – 117 Canfield Gardens



1. (Image above) Aerial view of rear elevation of 117 Canfield Gardens showing neighbouring properties with 2 storey extensions

113 Canfield Gardens: Two storey rear extension approved 29/04/2005 planning ref: 2005/0737/P

111 Canfield Gardens: Two storey rear extension approved 20/08/1987 planning ref: 8601834

107 Canfield Gardens: Two storey rear extension approved 27/02/2001 planning ref: PWX0102017



2. (Image above) Aerial view of rear elevation of 117 Canfield Gardens showing neighbouring properties with 2 storey extensions

101 Canfield Gardens: 5.17m high rear extension approved 08/03/1999 planning ref: PW9802988



3. (Image above) Photographs of existing rear extension and garden



4. (Image above) Photograph of rear elevation with existing extension



5. (Image above) Photograph of rear elevation from communal garden to the rear of 117 Canfield Gardens



6. (Image above) Photograph of neighbouring 2 storey extensions



7. (Image above) Photograph of existing rear extension of 117 Canfield Gardens (on right) and extension to 119 Canfield Gardens (on left)

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: Consultation Expiry Date:	26/10/2020 08/11/2020
Officer David Peres Da Costa		Application Number(s) 2020/3945/P		
Application Address Flat 1 117 Canfield Gardens London NW6 3DY		Drawing Numbers Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s) Erection of two storey rear extension incorporating basement floor following demolition of existing extension.				
Recommendation(s):		Grant conditional planning permission subject to a s106 legal agreement		
Application Type:		Full planning permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	05	No. of objections	05
Summary of consultation responses:	<p>A site notice was displayed from 14/10/20 to 07/11/20 and the application was advertised in the local paper on 15/10/20 (expiring 08/11/20). Five objections were received from the occupiers of 117 and 119 Canfield Gardens and 84 Priory Road. The objection received from the occupier of 84 Priory Road was stated to be on behalf of residents and owners at 80, 82 and 84 Priory Road. The following issues were raised.</p> <p><u>Design</u></p> <ul style="list-style-type: none"> • The extension is disproportionate and not subordinate to the main house impacting the character and appearance of the conservation area. • The extension would dwarf the 3.10m high rear extension of no. 119. • The extension is visually overbearing. • It has an adverse impact on the scale and character of the dwelling and is both inappropriate and unsympathetic. • Overdevelopment. It extends the building out significantly from the original historic building line. • The size of the extension is disproportionately large in comparison to the floorspace of the existing flat; disproportionate compared to the size of the private garden. • Loss of preservation of South Hampstead Conservation Area's special character. • The extension by reason of its excessive height, bulk, massing and detailed design would represent an incongruous feature on the building and fails to preserve or enhance the character and appearance of the conservation area. • Concerned about controversial precedents at 119 and 121 Canfield Gardens and the 'domino effect' • Extensions at 109, 111 and 113 cannot reasonably be taken as a precedent for the 117 planned extension. These extensions pre-date the Camden Development Plan 2017 objectives and updated policies. • Please verify if the Council is complying with its own Conservation Area Appraisal and Management Strategy in relation to: Section 7.13, 12.15-12.17 Rear extensions and loss of rear gardens Section 12.9 Alterations in existing buildings Section 12.18-12.20 Roof extensions and changes to roof profiles <p><i>Officer's comment: The existing property is a substantial 3 storey property with additional accommodation at roof level expressed as large dormers with full height windows. In this context, the size of the extension would appear subordinate. The depth of the proposed extension (6.1m) would be very similar to the depth of the existing extension (6m). The width and height of the extension is similar to other two storey extensions on this side of</i></p>					

Canfield Gardens. The proposed extension would be smaller than that approved 29/04/2005 at 113 Canfield Gardens in terms of its width and height (planning ref: 2005/0737/P). Following development, the area of the private garden to the ground floor flat would be reduced to 51.7sqm which would be 72% of the area of the existing garden. This reduction is considered acceptable. The development would comply with the guidance provided in the conservation area appraisal and management strategy (for further details please refer to paragraph 2.2-2.9).

Basement

- We are concerned that this extension may cause a subsidence risk to our property next door; potential risk to the stability of the building due to the creation of a basement in an area known to be liable to subsidence.
- The BIA does not satisfactorily address ground stability and flooding risks.
- Concerned about impact on structural stability of boundary wall between 117 and 119 which is already heavily leaning and damage to No.19 from ground movement.
- We are alarmed that 119 property would be disproportionately at risk in a flooding scenario and even more concerned that this planning application does not address this risk with a detailed explanation of which mitigating measures will be implemented to reduce this risk, as recommended in the BIA, in particular a Sustainable Drainage System (SuDS).
- This should require a Basement Construction Plan to ensure that there is proper supervision so that all the assumptions and conditions required in the BIA report will be satisfied.
- We are very concerned with the ground movement issue as the site is rated Medium risk (just below high), the site has previous history of subsidence, the excavation will be done at 2m only from 119 with underpinning, the project involves substantial and in a property (117) whose extremely limited access will undoubtedly make the excavation and subsequent building construction very challenging, and the risk of being improperly undertaken high.
- The proposed extension is in contravention of The Local Plan Policy A5 Basements as the basement exceeds 50% of each garden; extends into or underneath the garden further than 50% of the depth of the garden; and does not avoid the loss of garden space

Officer's comment: The BIA has been independently assessed by Campbell Reith who have confirmed that the BIA complies with Policy A5 and CPG Basements. The total length of the communal and private garden is approximately 35.5m. The subdivision of the garden is considered to be artificial and it is acknowledged that the intention of the policy is to minimise the impacts of construction on neighbouring properties and to ensure the ability of gardens to support trees and other vegetation. The size of the basement has been assessed in relation to the size of the whole garden that serves 117 Canfield Gardens as this would allow the purpose of the policy to be secured as the overall garden would still be able to support trees and so would maintain the character of the area and biodiversity.

Amenity

- This is a large extension which is going to cause disruption and noise pollution for months which will cause anxiety during what is already a very difficult time for people.
- Creates harmful overlooking of 119 Canfield Gardens private garden and 117 Canfield Gardens communal garden; the extension would be raised 1.7m above ground level with a 6m wide floor to ceiling bay window; the proposed extension would be sitting above all walls and fences of all neighbouring properties, and not by a marginal extent.
- Loss of visual amenity both for the existing and future occupiers of 117, and the neighbours at the rear of the property
- The unnecessary height above local datum of the kitchen extension (4.7m), the unacceptable depth from the rear of the building, and the extended canopy (up to the boundary fence) all severely restrict the view of the communal garden for residents of the 1st floor flat.
- The view of the communal garden from my property will be shortened by 30 feet due to the height of the proposed extension.
- The extension is going to greatly overshadow the sideway to the garden for all residents.
- Overlooking, Loss of privacy: How does the proposed development protect the privacy of existing neighbours (and upstairs residents in particular) at 115, 113, 119, and 121 Canfield Gardens, and particularly importantly at 80, 82 and 84 Priory Road knowing that over-looking occurs despite any boundary fences, that habitable rooms of these neighbours face the development from at least three levels, and the fact that loss of outlook is a material planning consideration?
- Artificial Light: glare +/- skyglow effect. The controversial rear extension at 121 Canfield Gardens is causing significant evening and night-time glare and skyglow effect which is significantly worse in autumn and winter months. This adverse effect will be added to significantly with the proposed development's double storey rear extension.
- No.115 would be trapped between two bulky blocks of raised extensions (117 and 113) increasing a feeling of enclosure on the front part of 115 communal garden and diminishing the open character of the area.

Officer's comment: The proposed extension would have a green roof which would improve the appearance of the roof when viewed by the occupiers of the flats on the upper floors. A specific view from a property is not protected as this is not a material planning consideration. The rear elevation has been revised to include closely spaced vertical louvres in front of the proposed floor to ceiling full width window. This would mitigate overlooking of the communal garden and the neighbouring gardens and would also mitigate light pollution.

Transport

- Development would result in longer construction time than for similar developments with good access, with significant impact on adjoining neighbours through noise, vibrations, dust, traffic and parking issues therefore a Construction Management Plan should be required.

Officer's comment: A construction management plan would be secured by

	<p><i>legal agreement.</i></p> <p>Other</p> <ul style="list-style-type: none"> • Creates increased health and well-being risks exacerbated by the Covid situation; we are very concerned by this construction time especially in light of the existing COVID situation and its potential impact on mental health. It is likely we will be working from home for the foreseeable future, therefore construction noise over a long period of time will have more potential impact on mental health. • Please verify if the Council has/will comply with its own Planning Guidance (CPG) in regards to the proposed development. <p><i>Officer's comment: An informative will be attached to the decision reminding the applicant of Environmental Health legislation which restricts the hours of work. It would be unreasonable to refuse the planning application on the basis that it might harm well-being for those home working during the Covid situation. Officers have assessed the proposed development in accordance with the Local Plan and relevant supplementary planning documents.</i></p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>CRASH, the Combined Residents' Associations of South Hampstead – Object</p> <p>CRASH objects to the application to dig a basement. CRASH acknowledges that this basement application does not involve digging under the foundations of number 117. However, basements have an unhappy history in the South Hampstead Conservation Area. They destabilise the neighbouring Victorian housing stock which was built to take account of the likelihood movement in the London clay on which they were built. New basements have affected underground water movement that has led to increased risk of flooding in neighbourhood properties. CRASH believes that new basement excavations should not be permitted because of their damaging effect both on the stability of the original building stock and on the water levels in the surrounding soil.</p> <p>This is a second objection to part of the application and is made on behalf of CRASH, the Combined Residents' Associations of South Hampstead. CRASH additionally wishes to raise concerns that the floor level of the proposed new kitchen is elevated significantly above the level of the back gardens of neighbouring houses and has large windows. The application is not designed to protect the privacy of neighbouring properties. The application contains no measures to mitigate the extent to which the proposed new kitchen will overlook neighbouring properties.</p> <p><i>Officer's comment: The BIA has been independently assessed by Campbell Reith who have confirmed that the BIA complies with Policy A5 and CPG Basements. The rear elevation has been revised to include closely spaced vertical louvres in front of the floor to ceiling full width window. This would mitigate overlooking of the communal garden and the neighbouring gardens.</i></p>

Site Description

The site is a 3 storey semi-detached property with accommodation at roof level on the south side of Canfield Gardens. The property falls within the South Hampstead Conservation Area and the property is identified as a positive contributor. The site falls within a local flood risk zone (Goldhurst).

Relevant History

Subject site

7987: Conversion of dwelling house into 5 self-contained flats at 117 Canfield Gardens, Camden. Granted 01/01/1970

8700265: Erection of a single storey extension at the rear of ground floor flat. Granted 06/05/1987

121 Canfield Gardens

2018/6260/P: Erection of ground floor rear extension following partial demolition of existing conservatory extension. Granted 25/06/2019

119 Canfield Gardens

2011/3875/P: Erection of single-storey rear extension with internal courtyard (following demolition of existing single-storey rear extension) in connection with existing ground floor flat (Class C3). Refused 10/10/2011 Allowed on appeal 25/05/2012

113 Canfield Gardens

2005/0737/P: Excavations to create a new lower ground floor with 2 front lightwells plus erection of a 2 storey rear extension and enlarged rear bay window, and conversion of both lower and upper ground floors to form 2 self-contained maisonettes, plus alterations to fenestration in the flank wall. Granted 29/04/2005

111 Canfield Gardens

8601834: Conversion of ground floor to provide two self-contained flats and the erection of a two-storey rear extension. Granted 20/08/1987

107 Canfield Gardens

PWX0102017: Erection of a two storey rear extension, as a variation to the planning permission dated 03/04/00 (Ref PW9903011R2) for erection of rear extension, raised terrace and garden steps. Granted 27/02/2001

PW9903011: The erection of a two storey rear extension at semi-basement and raised ground floor levels with roof terrace at raised ground floor level, including the replacement of an existing window with french doors to form an access to the terrace and the replacement of existing steps from the living room to the garden with an infill terrace and steps to the garden with storage space under the terrace. Granted 03/04/2000

Ground Floor Flat, 101 Canfield Gardens

PW9802988: The retention of a ground floor rear extension. Granted 08/03/1999

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Publication London Plan December 2020

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A5 Basements

Policy CC3 Water and flooding

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

Home improvements (January 2021)

Amenity (January 2021)

Transport (January 2021)

Basements (January 2021)

Water and flooding (March 2019)

South Hampstead Conservation Area Statement (adopted February 2011)

Assessment

1. Proposal

- 1.1. The application seeks approval for a two storey rear extension incorporating a basement floor. The development would involve the demolition of the existing rear extension. The extension would extend 6.1m into the garden and would be part width (6.67m wide). The two storey extension would be partly below ground. The above ground element would measure 4.55m high and the basement would be between 1.65m and 2.3m below existing garden level. The extension would have a green roof and a 2.2m deep metal canopy extending from the rear elevation. The south and east elevation would be glazed with closely spaced vertical louvres in front. At upper ground floor level, the extension would provide a kitchen. At basement level two bedrooms with en suite bathrooms are proposed. The bedrooms would face onto a central lightwell. Adjoining the extension to the east, a raised terrace (0.9m high) would be created with steps down into the garden.
- 1.2. Revision
- 1.3. Following officer comments, the rear (south) elevation of the extension was revised to include closely spaced vertical louvres in front of the floor to ceiling full width window. This amendment was to mitigate overlooking.

2. Assessment

- 2.1. The main considerations are design and the impact on the conservation; basement; amenity; transport and trees.
- 2.2. **Design**
- 2.3. The South Hampstead Conservation Area Statement (CAS) provides guidance on rear extensions. Alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings (paragraph 12.15 of the CAS).
- 2.4. There are a number of 2 storey rear extensions on surrounding properties on the south side of Canfield Gardens. The planning history indicates a two storey extension was approved at 111 Canfield Gardens in 1987 (planning ref: 8601834). This was before the Conservation Area was designated in August 1988. The 2 storey extension approved at 107 Canfield Gardens was approved in 2001 (ref: PWX0102017). A two storey extension was approved in 2005 at 113 Canfield Gardens (planning reference: 2005/0737/P).
- 2.5. The depth of the proposed extension (6.1m) would be very similar to the depth of the existing extension (6m). It is noted that the extension of the neighbouring property to the west (119 Canfield Gardens) extends a further 2.8m into the garden. The width and height of the extension is similar to other two storey extensions on this side of Canfield Gardens. The two storey extension approved 29/04/2005 at 113 Canfield Gardens (planning reference: 2005/0737/P) is approximately 6.9m wide and 5.36m high.



113 Canfield Gardens
2005/0737/P

- 2.6. The proposed extension would be smaller than that approved at 113 Canfield Gardens in terms of its width (6.67m) and height (4.55m high). The existing property is a substantial 3 storey property with additional accommodation at roof level expressed as large dormers with full height windows. In this context, the size of the extension would appear subordinate.
- 2.7. The proposed extension would be set away from the existing bay window which is welcomed as this feature contributes to the character of the rear elevation. The proposed green roof would contribute to biodiversity and sustainable drainage. Details of the green roof would be secured by condition. The proposed roof canopy structure (white metal) is intended to serve as a support for climbing plants to provide shading to the south facing glazed rear elevation.
- 2.8. The proposed raised outdoor terrace to the east of the extension would be 0.9m above the existing garden level. The existing garden is approximately 71.2sqm and following the development the size of the garden would be reduced to 51.7sqm. This reduction would still allow an appropriate amount of amenity space for the ground floor flat. The conservation area statement recognises that the long, undeveloped rear gardens are central to the character and appearance of South Hampstead Conservation Area. The existing garden has been divided into a communal garden and a private garden for the ground floor flat. The 27m long communal garden would be unaffected by the development. Given this, the development would have minimal impact on the property's long, undeveloped rear garden.
- 2.9. The proposed extension would have a contemporary form and design and the southern and eastern elevation would have vertical louvres set in front of the glazed elevations. Details of the louvres would be secured by condition. The western elevation would be finished in yellow brickwork and so would have a sympathetic relationship with the rear elevation of the host property. Overall the size, location and materials of the proposed extension would preserve the character and appearance of the conservation. The extension would respect the historic pattern of development and would preserve the bay window feature which is part of the character of the rear elevation. In addition, the extension would have minimal impact on the existing 27m long communal garden and would maintain the leafy open character of the conservation area.
- 2.10. **Basement**
- 2.11. The proposed basement extends the full width of the property and would be beneath the proposed extension and the proposed terrace to the east. The basement would be between 1.65m and 2.3m below existing garden level. In accordance with Policy A5 - Basements,

the applicant has submitted a basement impact assessment (BIA). The BIA has been independently assessed by Campbell Reith.

- 2.12. The site is within a Critical Drainage Area. It is understood that there will be a reduction in the impermeable site area since green roofs are proposed. However, off-site drainage flows are stated to increase unless mitigated. The proposal has been updated to include an attenuation tank so that no additional surface water will be discharged to ground. This is considered to be an acceptable proposal for the conditions on site. Details of the attenuation will be secured by condition.
- 2.13. The Strategic Flood Risk Assessment indicates that the site is situated in the Goldhurst Local Flood Risk Zone. The BIA indicates the site and surrounding area is potentially at risk from groundwater, surface water and sewer flooding. A flood risk assessment has been undertaken and mitigation is proposed to protect the proposed development.
- 2.14. The GMA concludes that Category 0 (Negligible) damage in accordance with the Burland scale would impact neighbouring properties, including the subject property (flats above the ground floor flat). Outline proposals for a movement monitoring strategy are included in the BIA. The recommendations of the BIA would be secured by condition. A condition would also require details of the chartered engineer, appointed to oversee the basement works, to be approved prior to commencement of development.
- 2.15. Campbell Reith have confirmed that the BIA complies with Policy A5 and CPG Basements.
- 2.16. **Size of basement**
- 2.17. Policy A5 states the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. In addition to protecting against flooding, ground instability and damage to neighbouring buildings, the Council seeks to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Larger excavations cause greater construction impacts and can have greater risks and complexity in construction. Basement development should:
 - f. not comprise of more than one storey;
 - g. not be built under an existing basement;
 - h. not exceed 50% of each garden within the property;
 - i. be less than 1.5 times the footprint of the host building in area;
 - j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
 - k. not extend into or underneath the garden further than 50% of the depth of the garden;
 - l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
 - m. avoid the loss of garden space or trees of townscape or amenity value.
- 2.18. The garden at the rear of the application site has been subdivided by a timber fence to create a private garden for the ground floor flat. Beyond this there is a large communal garden for the upper floor flats. The private garden is approximately 8.5m in length (from the rear elevation to the fence) and the communal garden is approximately 27m in length. The total length of both parts of the garden is approximately 35.5m. The intention of the policy is to minimise the impacts of construction on neighbouring properties and to ensure the ability of gardens to support trees and other vegetation. The size of the basement has been assessed in relation to the size of the whole garden that serves 117 Canfield Gardens

as this would allow the purpose of the policy to be secured as the overall garden would still be able to support trees and so would maintain the character of the area and biodiversity.

- 2.19. It is also noted that the size criteria of policy A5 must be considered together, so the area where a basement may be developed is the smallest area when all Policy A5 size constraints have been taken into consideration. Taking all the size constraints into consideration, the basement would comply with Policy A5.
- 2.20. **Amenity**
- 2.21. The extension would be set back from the neighbouring extension to the west (119 Canfield Gardens) and would be set 4.5m away from the side boundary with 115 Canfield Gardens. Given this, the proposed extension would have minimal impact on the daylight / sunlight reaching the windows of these neighbouring properties.
- 2.22. Concerns have been raised regarding harm to the outlook of the upper floor flats of the property. The proposed extension would have a green roof which would improve the appearance of the roof when viewed by the occupiers of the flats on the upper floors. Overall the impact on the outlook of the upper floor flats would be acceptable.
- 2.23. The rear elevation has been revised to include closely spaced vertical louvres in front of the floor to ceiling full width window. This would mitigate overlooking of the communal garden. Likewise the glazed eastern elevation facing towards 115 Canfield Gardens would also have closely spaced vertical louvres. In addition a 1.7m high timber privacy screen would be located on the side boundary with this property to prevent any overlooking from the 0.9m high raised terrace. The extension would be set back from the neighbouring extension at 119 Canfield Gardens. The 2.8m set back and the inclusion of vertical louvres would prevent any harmful overlooking of this property's garden. There would be no overlooking of the properties on Priory Road as the proposed west facing window is a high level window, 1.8m above floor level. Light spill from the glazed southern and eastern elevation would be mitigated by the vertical louvres.
- 2.24. **Transport**
- 2.25. The Council needs to ensure that the development can be implemented by mitigating impact on amenity and ensuring the safe and efficient operation of the highway network in the local area. A CMP would therefore be secured via a Section 106 planning obligation if planning permission is granted. A CMP implementation support contribution of £3,136 would be secured via a Section 106 planning obligation if planning permission were granted. A construction impact bond (£7,500) would also be required. The bond will be fully refundable on completion of works, with a charge only being taken where contractors fail take reasonable actions to remediate issues upon notice by the Council.
- 2.26. **Trees**
- 2.27. There are two apple trees in the communal garden which could be impacted by the development. These trees are to be retained and a tree protection method statement has been provided. Given the minimal encroachment of the root protection area of T1 into the site, this tree would not be detrimentally impacted by the proposal. The tree survey found that T2 is dead and of no consequence in relation to this proposal. The recommendations of the tree protection report would be secured by condition.
- 2.28. **Conclusion**

2.29. Grant conditional planning permission subject to a s106 legal agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 22nd February 2021, 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 and search for 'Members Briefing'.

Application ref: 2020/3945/P
Contact: David Peres da Costa
Tel: 020 7974 5262
Date: 16 February 2021

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Regeneration and Planning
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Mrs Tille Verhaeghe
Flat 1
117 Canfield Gardens
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United Kingdom

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:

Flat 1
117 Canfield Gardens
London
NW6 3DY

Proposal:

Erection of two storey rear extension incorporating basement floor following demolition of existing extension.

Drawing Nos: Existing drawings: 1; 2; 3; 4; 5; 6;

Proposed drawings: 2; 3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 13 (all drawings dated 15/02/2021)

Structural Method Statement prepared by Constant dated 19/08/2020; Site location plan; Design and Access Statement; Basement Impact Assessment prepared by H Fraser Consulting dated 04/12/2020; Arboricultural Tree Protection Method Statement prepared by Andrew Day Arboricultural Consultancy dated 23rd October 2020; Tree Protection Plan

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:

Existing drawings: 1; 2; 3; 4; 5; 6;

Proposed drawings: 2; 3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 13 (all drawings dated 15/02/2021)
Structural Method Statement prepared by Constant dated 19/08/2020; Site location plan; Design and Access Statement; Basement Impact Assessment prepared by H Fraser Consulting dated 04/12/2020; Arboricultural Tree Protection Method Statement prepared by Andrew Day Arboricultural Consultancy dated 23rd October 2020; Tree Protection Plan

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 of louvres

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 A 1.7 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the side boundary with 115 Canfield Gardens prior to commencement of use of the raised terrace and shall be permanently retained.

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

- 6 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.

- 7 Basement compliance

The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment prepared by H Fraser Consulting dated 04/12/2020 hereby approved, including but not limited to the monitoring requirements in section 9.3.3 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

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.

- 8 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 Arboricultural Tree Protection Method Statement prepared by Andrew Day Arboricultural Consultancy dated 23rd October 2020 hereby approved.

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.

- 9 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 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 CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 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 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.
- 3 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.

- 4 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.

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