

Application ref: 2020/2740/P
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Date: 23 February 2021

Development Management
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London Borough of Camden
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Simon Levy Associates
Link House
49 Theobald Street
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WD6 4RT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**8 Chamberlain Street
London
NW1 8XB**

Proposal:

Demolition of existing wall between 8 & 9 Chamberlain Street and rebuilding with reclaimed bricks and brick bond to match the existing in Flemish Bond.

Drawing Nos: SLA 7105.001_Rev D, SLA 7105.002_Rev C, SLA 7105.003_Rev C, SLA 7105.004_Rev C, Method Statement, Structural Proposals Report dated 19/04/2020

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing wall, 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: SLA 7105.001_Rev D, SLA 7105.002_Rev C, SLA 7105.003_Rev C, SLA 7105.004_Rev C, Method Statement, Structural Proposals Report dated 19/04/2020

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

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 and D2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The originally submitted drawings showed an increase in the height of the new wall. This was a drawing error and revised drawings were received which show the wall being replaced to the same height as existing.

The wall is leaning and has been identified as a dangerous structure by the Council's Building Control Team due to tree roots compromising the structural stability of the wall. There are parts of the wall which have already collapsed and the wall is currently being propped up with temporary supports. A structural report submitted with the application recommends staged demolition of the wall. It would not be practical to retain the existing wall and therefore demolition and rebuilding with reclaimed bricks is considered acceptable. The existing brick wall would be dismantled by hand with the bricks to be retained and re-used in accordance with the method statement. The new bricks would be matching second-hand London Stock brick. The wall would be rebuilt to the same height of 2.5m and use Flemish Brick bond with snap headers to match the existing. The pointing would be in weather-struck lime mortar to match the existing and the footing bond would match the existing party wall. The wall would be re-constructed in a sympathetic fashion and would have no impact on the character or appearance of the streetscene and conservation area.

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

There would be no adverse impact to residential amenity.

The Council's Tree Officer has confirmed that the works to the hawthorn (T1) and the sycamore (T2) are acceptable. While the trees have high visibility from the public realm, neither is a particularly noteworthy specimen and their position close to the portion of retaining wall means that the removal of T1 and the re-pollarding of T2 are reasonable. A replacement for T1 is required by condition 4.

Previously received objections have been now withdrawn following receipt of revised plans. 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 A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2020 and the National Planning Policy Framework 2019.

- 2 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).
- 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.

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 'DP', is positioned above the name and title of the signatory.

Daniel Pope
Chief Planning Officer