

Application ref: 2020/5115/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 9 July 2021

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

AZ Urban Studio
A Z Urban Studio Ltd
2 John Street
LONDON
WC1N 2ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**2 Maresfield Gardens
London
NW3 5SU**

Proposal:

Variation of condition 1 (approved plans) of planning permission 2015/6894/P dated 24/08/2016 (as amended by 2020/2719/P dated 12/10/2020) (for Variation of condition 3 (approved plans) of planning permission 2014/6313/P dated 30/03/2015 for: 6 residential units - addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House (summary)), NAMELY for the erection of bin and utilities store to front garden, alterations to railings above coach house, and air source heat pump acoustic enclosure to rear garden.

Drawing Nos:

Superseded: 0052_201 Rev F; 0052_202 Rev D; 0052_203 Rev E; 0052_204 Rev D; 0052_205 Rev C; 0052_100 Rev F; 0052_101 Rev D; 0052_102 Rev E; 0052_103 Rev D; 0052_104 Rev C; 0052_105 Rev C; 0052_106 Rev C; 0052_300 Rev F; 0052_301 Rev E; 0052_302 Rev E; 0052_303 Rev E; 0052_304 Rev E; 0052_305 Rev D; 0052_306 Rev D; 0052_307 Rev D

Proposed: 0052_201 Rev H; 0052_202 Rev F; 0052_203 Rev F; 0052_204 Rev F; 0052_205 Rev D; 0052_100 Rev H; 0052_101 Rev E; 0052_102 Rev G; 0052_103 Rev E; 0052_104 Rev D; 0052_105 Rev D; 0052_106 Rev D; 0052_300 Rev H; 0052_301 Rev G; 0052_302 Rev G; 0052_303 Rev G; 0052_304 Rev G; 0052_305 Rev F; 0052_306 Rev F; 0052_307 Rev F; 0052_502; 0052_501; Arboricultural Impact

Assessment (By Andrew Day Consultancy - dated 01/06/20); Plant Noise Impact Assessment (By Environmental Equipment Corporation Limited - dated 01/05/20) Planning statement prepared by AZ Urban Studio dated 22nd December 2020

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Construction management plan v1 11.11.14; 0052_024; 0052_025; 0052_026; 0052_027; 0052_002; 0052_010; 0052_011; 0052_012; 0052_013; 0052_014; 0052_020; 0052_021; 0052_022; 0052_023; 0052_030; BREEAM Domestic Refurbishment Pre-Assessment; 0052_001; Lifetime Homes statement July 2010; Planning Statement commissioned by AZ Urban Studio dated 6th October 2020; Arboricultural Implications Report prepared by ACS Consulting dated 23rd October 2015; Addendum to Arboricultural Implications Report prepared by ACS Consulting dated 13/06/16; Basement Impact Assessment prepared by Abbey Pynford dated 01/09/15; Construction management plan prepared by AZ Urban Studio dated 27/11/15; 0052_201 Rev H; 0052_202 Rev F; 0052_203 Rev F; 0052_204 Rev F; 0052_205 Rev D; 0052_100 Rev H; 0052_101 Rev E; 0052_102 Rev G; 0052_103 Rev E; 0052_104 Rev D; 0052_105 Rev D; 0052_106 Rev D; 0052_300 Rev H; 0052_301 Rev G; 0052_302 Rev G; 0052_303 Rev G; 0052_304 Rev G; 0052_305 Rev F; 0052_306 Rev F; 0052_307 Rev F; 0052_502; 0052_501; Arboricultural Impact Assessment (By Andrew Day Consultancy - dated 01/06/20); Plant Noise Impact Assessment (By Environmental Equipment Corporation Limited - dated 01/05/20) Planning statement prepared by AZ Urban Studio dated 22nd December 2020

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

2 Chartered engineer

A suitably qualified chartered engineer as approved 23/12/2016 under ref 2016/6812/P with membership of the appropriate professional body shall 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. Any subsequent change or reappointment to the chartered engineer approved on 23/12/2016 under ref 2016/6812/P 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 policy A5 of the London Borough of Camden Local Plan 2017.

3 BIA compliance

The development shall be carried out in accordance with the recommendations of the basement impact assessment prepared by Abbey Pynford dated 01/09/15 hereby approved.

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 London Borough of Camden Local Plan 2017.

4 Tree protection

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 Implications Report' and the 'Arboricultural Impact Assessment' prepared by Andrew Day Consultancy dated 01/06/20 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 policy A3 of the London Borough of Camden Local Plan 2017.

5 Green roof

Prior to the first occupation of the building a plan showing details of the green roof above the basement extension including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance 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: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies G1, CC1, CC2, CC3, , D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

6 Privacy screen

The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen 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.

7 Noise thresholds

Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the

plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

8 Sound attenuation

Before the development is first occupied, the air source heat pumps shall be provided with sound attenuation and anti-vibration measures in accordance with the Plant Noise Impact Assessment prepared by Environmental Equipment Corporation Limited dated 01/05/20 hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017.

9 Landscaping

Prior to the first occupation of the building, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved in writing by the local planning authority.

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

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, A5, D1, D2 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 which 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, Argyle Street WC1H 8EQ, (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.

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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer