

Application ref: 2021/2364/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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ZEDesigns
111 Stapley Road
Hove
BN3 7FF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 St Mark's Crescent
London
NW1 7TS

Proposal:
Demolition and rebuilding of a garden retaining wall. New wall to be structurally reinforced and built using reclaimed bricks.
Drawing Nos: PL 0020 Rev P2, PL 0504 Rev P3, PL 0010 Rev P2 and PL 0505 Rev P1.

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 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 PL 0020 Rev P2, PL 0504 Rev P3, PL 0010 Rev P2 and PL 0505 Rev P1.

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

- 4 Prior to commencement of any works the short term measures spelt out in the Survey Report should be carried out as a matter of some urgency. Ranking shores can be erected along the length of the wall to prevent collapse and the soil banked up against the wall dug away with a 45 degrees batter.

Reason: For the purposes of health and safety

- 5 The wall should be dismantled by hand and the bricks salvaged and stored for reuse on site. Once the required foundations have been prepared the wall should be reconstructed with the salvaged bricks using the same brick bond, lime mortar, joint widths and any detailing (e.g. shoulders, panels, string courses or coping) as per the original wall. Any details, coping etc should be replicated. Any shortage of bricks should be made up with bricks to match the existing and located randomly throughout the wall rather than used to construct any single section.

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.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought to demolish and rebuild a garden wall that has been assessed by a structural engineer and has found to be a high safety risk in its current condition. The main concern being that it is not fit for purpose as a retaining wall; there is significant lateral pressure from soil and trees in neighbouring property. Structural engineers deem its collapse and the mobilisation of the soil behind it a high risk to anyone standing in close proximity, and state its collapse may also cause progressive collapse of the adjacent house.

The proposed new wall will be structurally reinforced to function as a retaining wall and bear the appropriate lateral loads. It will also encompass a tree root containment system to mitigate the impact of trees in neighbouring property.

The proposed wall is of a similar height and depth as the existing and will be constructed using reclaimed bricks, therefore it is not expected to cause harm to the character and appearance of the host property or the wider area. For these same reasons neither is the proposal considered to cause harm to

neighbouring amenity in terms of loss of light, outlook, or overlooking.

No objections were received following statutory consultation. The local Conservation Area Advisory Committee requested the submission of further details of the structural reinforcement will be undertaken. This request has been satisfied in the provision of drawing PL 0505 and submission of a new revision of PL 0504. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021, and National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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).

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer