

Application ref: 2020/2014/P
Contact:
Tel: 020 7974
Date: 29 September 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

TA
37 Cremer Street
Brickfields - Unit BK.119
London
E2 8HD

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:
77 Lawn Road
London
NW3 2XB

Proposal:

DECISION
Variation of Condition 3 (approved plans) of planning permission ref 2016/1737/P dated 05/06/2017 for creation of basement and other alterations; changes to include replacement of the rear dormer instead of refurbishment; alterations to openings on side and rear elevations; alterations to rooflights above side extension; new rooflights on main rear roof; addition of 2x solar panels; changes to skylights in rear and front gardens; changes to landscaping; changes basement layout (Retrospective) (Amended description).

Drawing Nos: Superseded: LWN_GE01-P4; LWN_GE02-P2; LWN_GE03-P4; LWN_GS01-P3; LWN_GA00-P3; LWN_GA01-P3; LWN_GA02-P3; LWN_GAB1-P3; LWN_GARF-P3; LWN_GS03_P1; Basement Impact Assessment (updated November 2016); Site Investigation Report (updated October 2016); Design & Access Statement (dated March 2016).

Proposed: 010-GE101-P5; 010-GE102-P9; 010-GE103-P7; LWN_GS01-P6; LWN_GA00-P5; LWN_GA01-P5; LWN_GA02-P5; 010-GAB1-P5; LWN_GARF-P5; LWN_GS01-P5; 77 Lawn Road Basement Impact Assessment (Momentum Structural Engineers), Ref 2716RPT, August 2020, including: Southern Testing Desk Study and Ground Investigation Report (2016) and Ground Movement Assessment (2020) Proposed Plans by Symmetrys Ltd, ref 17304 drawing No 01 - 05, March 2018 Underpinning Construction Sequence, by Abtech Basement Design/Phillip Banks Design & Build Limited, ref A1282-01 to A1282-08; Proposed Plans, Torner Architects, ref 010-GAB1-C7, April 2020, 010-GA00-C5, 010-

GA01-C6, 010-GA02-C3, September 2020 and 010-GARF-C2 July 2018; 77 Lawn Road Basement Impact Assessment Supplementary Information (Momentum Structural Engineers), Ref 2716_MOM_LRD_RPT_BIA Supplementary Information_00, April 2021, including: Surface water drainage proposals (JDH Consulting), ref 120-03 C3, dated May 2018; Tree survey and cross section (AGB Environmental) ref P2468.1.001, dated October 2015; Additional calculations basement slab and walls, (Symmetrys Ltd) ref 17304 A, dated February 2021.

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 permission 2016/1737/P dated 05/06/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purpose of this decision, condition 2 of planning permission 2016/1737/P dated 05/06/2017 this shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

LWN_L-P1; LWN_GAEx00-P1; LWN_GAEx01-P1; LWN_GAEx02-P1; LWN_GAExRF-P1; LWN_GEEEx01-P1; LWN_GEEEx02-P1; WN_GEEEx03-P1; LWN_GSEEx01-P1; LWN_GSEEx02-P1; LWN_S-P2;; 010-GE101-P5;;010-GE102-P9; ; 010-GE103-P7;; LWN_GS01-P6; LWN_GA00-P5; ; LWN_GA01-P5; ; LWN_GA02-P5;; 010-GAB1-P5; LWN_GARF-P5; LWN_GS01-P5; ; Arboricultural Impact Assessment (dated 18.3.16); 77 Lawn Road Basement Impact Assessment (Momentum Structural Engineers), Ref 2716RPT, August 2020, including: Southern Testing Desk Study and Ground Investigation Report (2016) and Ground Movement Assessment (2020) Proposed Plans by Symmetrys Ltd, ref 17304 drawing No 01 - 05, March 2018 Underpinning Construction Sequence, by Abtech Basement Design/Phillip Banks Design & Build Limited, ref A1282-01 to A1282-08; Proposed Plans, Torner Architects, ref 010-GAB1-C7, April 2020, 010-GA00-C5, 010-GA01-C6, 010-GA02-C3, September 2020 and 010-GARF-C2 July 2018; 77 Lawn Road Basement Impact Assessment Supplementary Information (Momentum Structural Engineers), Ref 2716_MOM_LRD_RPT_BIA Supplementary Information_00, April 2021, including: Surface water drainage proposals (JDH Consulting), ref 120-03 C3, dated May 2018; Tree survey and cross section (AGB Environmental) ref

P2468.1.001, dated October 2015; Additional calculations basement slab and walls, (Symmetrys Ltd) ref 17304 A, dated February 2021.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of all facing materials shall be implemented as per the permission under application ref 2017/3768/P dated 05/09/2017; other details shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Details for secure and covered cycle storage area for 1x cycle to serve the newly created self-contained flat shall be implemented in accordance with permission 2017/3768/P dated 05/09/2017. Other details shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit, 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.

- 5 Details of hard and soft landscaping and means of enclosure of all un-built, open areas (including the new fencing on the driveway) shall be implemented in accordance with permission 2017/3767/P dated 07/09/2021. Other details to be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved

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 and D2 of the London Borough of Camden Local Plan 2017.

- 6 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. 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, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Details demonstrating how Tree T8 shall be protected during construction work shall be implemented in accordance with permission 2017/3773/P dated 07/09/2017. Other details shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

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.

- 8 Prior to the end of the next available planting season following the completion of development, 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall not commence until such time as Details of the appointment and responsibilities of 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, shall be implemented in accordance with permission 2017/3983/P dated 05/09/2017. Other 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.

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, 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 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 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. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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