

Application ref: 2021/0250/P  
Contact: Laura Dorbeck  
Tel: 020 7974 1017  
Email: [Laura.Dorbeck@camden.gov.uk](mailto:Laura.Dorbeck@camden.gov.uk)  
Date: 12 January 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SHH Interior Design and Architecture  
27 Avening Terrace  
1 Vencourt place  
London  
SW18 4PL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:

**7 Greenaway Gardens  
London  
NW3 7DJ**

Proposal:

Remodelling of the rear elevation, expansion of the Lower Ground floor to incorporate a leisure facility, amendments to NW elevation fenestration and general internal refurbishment. Demolition of the pool pavilion to ground level and re-purposing of its subterranean volumes, and landscaping alterations to the rear garden.

Drawing Nos: Existing drawings: (0941)0010\_PL01, (0941)0020\_PL01, (0941)0151\_PL01, (0941)0152\_PL01, (0941)0153\_PL01, (0941)0154\_PL01, (0941)0155\_PL01, (0941)0156\_PL01, (0941)0157\_PL01, (0941)2151\_PL01, (0941)2152\_PL01, (0941)2153\_PL01, (0941)3152\_PL01, (0941)3151\_PL01, (0941)3153\_PL01, (0941)3154\_PL01, (0941)3155\_PL01

Proposed drawings: (0941)0030\_PL01, (0941)0451\_PL01, (0941)0452\_PL01, (0941)0453\_PL01, (0941)0454\_PL01, (0941)0455\_PL01, (0941)0456\_PL01, (0941)0457\_PL01, (0941)2351\_PL01, (0941)2352\_PL01, (0941)2353\_PL01, (0941)2354\_PL01, (0941)2355\_PL01, (0941)3351\_PL01, (0941)3352\_PL01, (0941)3353\_PL01, (0941)3354\_PL01, 692 E 7 rev P.

Documents: Energy and sustainability statement JB/692: January 2021; Arboricultural Impact Assessment drawing ref: (0941)0003\_P01 - WIP; Tree protection plan ref: (0941)0003\_P01 - WIP; Arboricultural Method Statement dated 11 January 2021; Kate Gould Gardens concept design for rear garden, Design and Access Statement dated

19/01/2021; Daylight & Sunlight Report ref: 4638; Noise report ref: 21713.PCR.01 by KP Acoustics; Draft construction management plan dated 14/01/2021; Logistics drawings refs: 7GG-6a001-LOG017, 7GG-6a002-LOG018, 7GG-6a003-LOG019.

Basement documents: Ground investigation and basement impact assessment report by GEA ref J20269 dated January 2021; Structural engineers construction method statement by engineersHRW rev A dated 16/08/2021; Boreholes and pipework drawing ref 50 rev P2; Groundwise desktop utility search ref: 28553DM v2; Outline Programme 001-7GG; Trench sheeting sequence drawing ref: 2095-HRW-XX-XX-SK-S-001 rev P1; Seepage water dewatering proposal drawing ref: 2095-HRW-XX-XX-SK-S-002 rev P1; Letters from GEA dated 16/07/2021 and 13/08/2021; letters from engineers HRW dated 19/07/2021 and 16/08/2021.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies SD1, SD2, SD4 and SD5 of the Redington Froggnal Neighbourhood Plan 2021.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (0941)0030\_PL01, (0941)0451\_PL01, (0941)0452\_PL01, (0941)0453\_PL01, (0941)0454\_PL01, (0941)0455\_PL01, (0941)0456\_PL01, (0941)0457\_PL01, (0941)2351\_PL01, (0941)2352\_PL01, (0941)2353\_PL01, (0941)2354\_PL01, (0941)2355\_PL01, (0941)3351\_PL01, (0941)3352\_PL01, (0941)3353\_PL01, (0941)3354\_PL01, 692 E 7 rev P.

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

- 4 Before the PV panels are installed, a sample tile demonstrating the proposed colour and texture shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given.

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.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 and policies SD5, BGI1 and BGI2 of the Redington Froggnal Neighbourhood Plan 2021.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape concept design by Kate Gould Gardens by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD5, BGI1 and BGI2 of the Redington Froggnal Neighbourhood Plan 2021.

- 7 The proposed demolition or any site clearance should be undertaken outside the breeding bird season (i.e. it should be undertaken in the period September to January inclusive). Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (the qualified ecologist would advise). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: In order to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policies A3 and CC2 of the London Borough of Camden Local Plan 2017 and Policies SD5 and BGI1 of the Redington Froggnal Neighbourhood Plan 2021.

- 8 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 and policy UD1 of the Redington Froggnal Neighbourhood Plan 2021.

- 9 The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: Ground investigation and basement impact assessment report by GEA ref J20269 dated January 2021; Structural engineers construction method statement by engineersHRW rev A dated 16/08/2021; Boreholes and pipework drawing ref 50 rev P2; Groundwise desktop utility search ref: 28553DM v2; Outline Programme 001-7GG; Trench sheeting sequence drawing ref: 2095-HRW-XX-XX-SK-S-001 rev P1; Seepage water dewatering proposal drawing ref: 2095-HRW-XX-XX-SK-S-002 rev P1; Letters from GEA dated 16/07/2021 and 13/08/2021; letters from engineers HRW dated 19/07/2021 and 16/08/2021 and the recommendations set out in Campbell Reith's audit report revision F2 dated September 2021.

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 and policy UD1 of the Redington Froggnal Neighbourhood Plan 2021.

- 10 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.

- 11 Prior to first use of all approved plant, mitigation measures including the provision of acoustic isolation and anti-vibration measures as necessary shall be implemented in accordance with the recommendations outlined in the Noise report ref: 21713.PCR.01 by KP Acoustics hereby approved, and thereafter shall be permanently retained and maintained in accordance with the manufacturers' recommendations. All machinery or equipment and ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

- 12 The development hereby approved shall be constructed in accordance with the approved Energy & Sustainability statement by ME7 ref: JB/692 dated January 2021 to achieve a cumulative reduction of 69% in carbon dioxide emissions beyond baseline.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies CC1 and CC2 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](http://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.

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 2021.

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 on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer