

Application ref: 2021/6286/P  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Email: [Nathaniel.Young@camden.gov.uk](mailto:Nathaniel.Young@camden.gov.uk)  
Date: 16 November 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)

Hume Planning Consultancy Ltd  
Innovation House  
Discovery Park  
Innovation Way  
Sandwich  
CT13 9ND  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**52 Aberdare Gardens  
London  
NW6 3QD**

Proposal:

Amalgamation of 3 dwellings to 2 dwellings; creation of basement extension and associated lightwells; alterations to existing single storey rear extension to include new roof terrace above, alterations to fenestration and forecourt, removal and replacement of trees, new bin store, and installation of solar panels to the roof.

Drawing Nos: Existing: LGA-392-01, LGA-392-02, LGA-392-03, LGA-392-04, LGA-392-05

Proposed: P01, P02 P1, P03 P1, P04 P1, P05 P1, P06 P1, P07 P1, P08 P1, P10 P1

Supporting: Arboricultural Survey & Impact Assessment (Ref: AIA/MF/0153/21/revA) dated July 2022, PJCE letter ref: L2630 dated 23.10.22, PJCE Basement Impact Assessment Rev 02 dated Nov 2021, Paddock Geo Engineering BIA ref: P21-302bia\_V2 dated Nov 2021, Campbell Reith BIA Audit Report Rev F1 dated Sept 2022, Flood Engineering Basement Construction Methodology dated 22.11.2021, Flood Engineering drawings 100 P01, 102 P01, 103 P01

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

Existing: LGA-392-01, LGA-392-02, LGA-392-03, LGA-392-04, LGA-392-05

Proposed: P01, P02 P1, P03 P1, P04 P1, P05 P1, P06 P1, P07 P1, P08 P1, P10 P1

Supporting: Arboricultural Survey & Impact Assessment (Ref: AIA/MF/0153/21/revA) dated July 2022, PJCE letter ref: L2630 dated 23.10.22, PJCE Basement Impact Assessment Rev 02 dated Nov 2021, Paddock Geo Engineering BIA ref: P21-302bia\_V2 dated Nov 2021, Campbell Reith BIA Audit Report Rev F1 dated Sept 2022, Flood Engineering Basement Construction Methodology dated 22.11.2021, Flood Engineering drawings 100 P01, 102 P01, 103 P01

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

- 3 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.

- 4 Before the relevant part of the works take place, full details of hard and soft landscaping have been 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, , and details of all new trees. 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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 prior to the occupation for the permitted use of the development, whichever is the sooner. 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.

- 6 Prior to the commencement of relevant works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Survey & Impact Assessment (BS5837:2012) ref. AIA/MF/0153/21/revA dated July 2022 by Marcus Foster Arboricultural Design & Consultancy. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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.

- 7 The proposed terrace at first floor level shall be used as amenity space, only after the installation of the trellis and planting at that level.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017.

- 8 The development, hereby approved, shall have its basement construction works inspected, approved and monitored throughout its duration by Pringuer-James Consulting Engineers Limited in accordance with the submitted letter ref: L2630 dated 23.10.22. 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.

- 9 The basement development shall be constructed in accordance with the method and recommendations set out in 'PJCE Basement Impact Assessment Rev 02 dated Nov 2021, Paddock Geo Engineering BIA ref: P21-302bia\_V2 dated Nov 2021, Campbell Reith BIA Audit Report Rev F1 dated Sept 2022, Flood Engineering Basement Construction Methodology dated 22.11.2021, Flood Engineering drawings 100 P01, 102 P01, 103 P01' and any other associated documents.

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.

- 10 The basement hereby approved shall only be used for purposes incidental to Flat 2, 52 Aberdare Gardens and shall not be used as a self-contained residential or commercial unit.

Reason: To ensure that the future occupation of the building does not create inappropriate and substandard accommodation or adversely affect the amenities of the immediate area, in accordance with policies D1, A1 and H6 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first occupation of the development, secure and covered bicycle parking spaces for 4 long stay bicycles (2 spaces for each flat) shall be provided, 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.

Informative(s):

- 1 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.
- 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, 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 (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.

- 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer