

Application ref: 2022/0780/P
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Date: 17 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk

www.camden.gov.uk/planning

Matthew Giles Architects
Kennington Lane
Edinburgh House
Kennington
London
SE11 5DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**32 Langbourne Avenue
London
N6 6PX**

Proposal:

Erection of single storey side and rear extension with rear terrace, single storey lower ground floor extension and excavation to full footprint of the building, construction of side and rear dormer windows and associated works

Drawing Nos: 21-1134-LOC, 21-1134-001 Rev A, 21-1134-010 Rev A, 21-1134-011 Rev A, 21-1134-011 Rev A, 21-1134-012 Rev A, 21-1134-013 Rev A, 21-1134-014 Rev A, 21-1134-100 Rev C, 21-1134-110 Rev B, 21-1134-111 Rev B, 21-1134-112 Rev B, 21-1134-113 Rev C, 21-1134-114 Rev C, 21-1134-120 Rev A, 21-1134-121 Rev C, 21-1134-122 Rev C, 21-1134-123 Rev C, 21-1134-130 Rev C, 21-1134-131 Rev C, 21-1134-132 Rev C, Ground Investigation & Basement Impact Assessment Report Nov 2022, Structural engineer's Construction Method Statement for Planning July 2022, Basement Impact Assessment Audit Rev F1 April 2023.

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: 21-1134-LOC, 21-1134-001 Rev A, 21-1134-010 Rev A, 21-1134-011 Rev A, 21-1134-011 Rev A, 21-1134-012 Rev A, 21-1134-013 Rev A, 21-1134-014 Rev A, 21-1134-100 Rev C, 21-1134-110 Rev B, 21-1134-111 Rev B, 21-1134-112 Rev B, 21-1134-113 Rev C, 21-1134-114 Rev C, 21-1134-120 Rev A, 21-1134-121 Rev C, 21-1134-122 Rev C, 21-1134-123 Rev C, 21-1134-130 Rev C, 21-1134-131 Rev C, 21-1134-132 Rev C, Ground Investigation & Basement Impact Assessment Report Nov 2022, Structural engineer's Construction Method Statement for Planning July 2022, Basement Impact Assessment Audit Rev F1 April 2023.

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 Prior to the occupation of the development hereby permitted, the high-level windows on the first floor and the dormer window on side elevation, as labelled on drawing 21-1134-121 Rev C, shall be fitted with obscure glass, and the windows shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

- 5 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, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. 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.

- 6 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Ground Investigation & Basement Impact Assessment Report November 2022) and the (Basement Impact Assessment Audit Rev F1 April 2023) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and 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 The site is also in proximity to Brookfield Primary School, therefore we recommend the construction delivery hours to be restricted to 09.30 - 15.00, with possibly recommencement between 15.30 - 16.30 depending on school hours, if the route to and from the site affects Brookfield Primary School.


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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer