

Application ref: 2022/5632/P  
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Date: 29 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**16 Pilgrim's Lane**  
**London**  
**NW3 1SN**

Proposal:

Extensions and alterations including; lower ground floor extension, ground floor front/side and replacement two storey rear extension with new ground floor terrace, first floor rear infill extension and roof extensions including rear dormer extensions, front rooflights and hip to gable roof alteration; and associated hard and soft landscaping works.

Drawing Nos: Site Location Plan 2219-PL-000-0, 150-0, 151-0, 152-0, 153-0, 154-0, 160-0, 161-0, 162-0, 170-0, 200-0, 201-0, 202-A, 203-0, 204-0, 301-0, 302-0, 303-0, 310-A.

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: Site Location Plan 2219-PL-000-0, 150-0, 151-0, 152-0, 153-0, 154-0, 160-0, 161-0, 162-0, 170-0, 200-0, 201-0, 202-A, 203-0, 204-0, 301-0, 302-0, 303-0, 310-A.

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 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment and Engineering Method Statement prepared by Green Structural Engineering dated February 2023, as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated April 2023.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017 and policies DH1, DH2, BA1, BA2 and BA3 of the Hampstead Neighbourhood Plan 2018.

- 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 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.

- 6 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/

surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to use, machinery, plant or equipment at the development 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed alterations are considered acceptable in terms of design, scale and materials and are considered to be in keeping with the host site and the character and appearance of the surrounding conservation area and neighbourhood plan.

The scheme had been revised through pre-app discussions with Council officers prior to the submission of the formal application.

To the front, the main front door and adjacent window shall be re-positioned beneath the existing porch to enable the creation of a re-configured internal entrance hallway and staircase. In addition an existing single storey side wing shall be extended forward into the narrow driveway to closely match the arrangement of the neighbouring property in terms of scale. The extension here is well set back from the main front elevation and would remain subordinate to the host building. A secondary entrance doorway would be installed to the front of the newly extended side wing, accessing the boot room. At roof level, a hip to gable extension is proposed along with the installation of two rooflights, replacing one existing rooflight. The proposed arrangement would broadly match the semi-detached neighbour, which also benefits from a

hip to gable extension and rooflights to the front slope. The existing chimney stack to the side would be extended to the new roof ridge, also matching the neighbouring arrangement.

To the rear, the hip to gable roof extension would enable the enlargement of the existing rear dormer window, which would have glazing aligned with fenestration to the floors below. A single roof light is also proposed within the altered rear slope. The extended roof would enable additional living accommodation within the loft space. At first floor level, an existing rear terrace shall be lost with an extension built to fill the existing amenity space and a replacement window shall be inserted into the partially retained roof slope. Although the terrace would be lost, the alterations at roof level and first floor would achieve a sense of symmetry with the semi-detached neighbour. At upper ground floor to the rear, an existing raised external terrace shall be removed with excavations enabling a double height aluminium framed door facing into the private rear garden. In addition, the existing rear conservatory and two storey pitched roof closet wing shall be replaced and extended, with new lantern light within the flat roof; and, provision of a new upper ground floor terrace shielded by privacy screen to the neighbouring boundary and metal balustrade to overlooking the host rear garden.

With regards to the basement excavations, the existing lower ground floor garden room shall be extended providing a new basement beneath the main house. The maximum depth of excavations would be approximately 3.7m. The topography of the site means that the new lower ground floor basement would open out to the rear garden, but would not be noticeable from the front of the property whatsoever.

No tree to the host or any neighbouring site shall be removed as part of these works. Tree protection measures shall be secured by condition.

The external works are not considered to have any harmful impact on neighbouring residential amenity as no significant new views would be created by this development. Given the excavation aspects of the proposal are subterranean in nature, this is not considered to result in any detrimental impact to neighbouring residential amenity in this regard.

One objection was received during the public consultation, however this has been withdrawn prior to making the decision. One letter of support was also received. No other representations have been received in relation to this matter.

- 2 The Council Conservation Officer provided feedback at pre-app stage and considered that these submitted proposals would satisfactorily preserve the character of the conservation area.

To ensure any impacts of this development are managed effectively, the recommendation to approve permission is subject to a section 106 agreement with a requirement for a construction management plan to be submitted and approved by the Council.

The site's planning history has been taken into account when making this

decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1, D2, A1, A4, A5 and T3 of the Camden Local Plan 2017 and Policies DH1, DH2, BA1, BA2 and BA3 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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.


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 centered on the page. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope  
Chief Planning Officer