

Mr Michael Maan
69 Wentworth Avenue
Finchley
London
N3 1YN

Application Ref: **2014/0206/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

10 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
107 West End Lane
London
NW6 4SY

Proposal:

Excavation to create basement and erection of single storey rear ground floor extension with front and rear lightwells in connection with internal reconfiguration of the property as an existing House In Multiple Occupation (HMO)

Drawing Nos: Existing drawings : Site Location Plan 0500; Block Plan 0501; Ground floor plan 1000; 1st floor plan 1001; 2nd floor plan 1002; roof plan 1003; Front Elevation 1100; Rear Elevation 1101; Section-AA 1200; Section-BB 1201.

Proposed drawings: Site Location Plan 1999; Block and access plan 2000 ; Ground floor plan 2001; 1st floor plan 2002; 2nd floor plan 2003; Roof plan 2004; Front elevation 2100; Front elevation (with basement) 2101; Rear elevation 2102; Section-AA 2200; Section-BB 2201; Front boundary wall 5000.

Basement Impact Assessment (with appendices) by Gabriel GeoConsulting Limited Jan 2014 Ref: 14208/R1A; Letter from Gabriel GeoConsulting Re SUDs dated 30th April; Letter from GabrielGeo Consulting Re Structural details dated 6th May.



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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Existing drawings : Site Location Plan 0500; Block Plan 0501; Ground floor plan 1000; 1st floor plan 1001; 2nd floor plan 1002; roof plan 1003; Front Elevation 1100; Rear Elevation 1101; Section-AA 1200; Section-BB 1201.

Proposed drawings: Site Location Plan 1999; Block and access plan 2000 ; Ground floor plan 2001; 1st floor plan 2002; 2nd floor plan 2003; Roof plan 2004; Front elevation 2100; Front elevation (with basement) 2101; Rear elevation 2102; Section-AA 2200; Section-BB 2201; Front boundary wall 5000.

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Reason:

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

- 4 The basement structure shall be designed and constructed in accordance with the recommendations, methodologies and mitigation measures set out in section 10 of the Basement Impact Assessment hereby approved. Any deviations from these methodologies, recommendations or mitigation measures shall be submitted to the local planning authority for approval in writing prior to the work commencing.

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 CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to first occupation of the buildings, detailed plans showing the location of no less than 20sqm of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to first occupation of the development a water retention tank of at least 200 litre capacity shall installed in accordance with the Sustainable Urban Drainage (SUDs) recommendations from GabrielGeo Consultants dated 30th April 2014. The SUDs measures shall thereafter be retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The basement works 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 policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

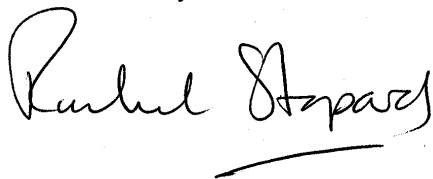
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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.
- 4 You are reminded that this decision only grants permission for use as a House of Multiple Occupation. Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment

