

Application ref: 2023/4098/P  
Contact: Edward Hodgson  
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Date: 20 December 2023

**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)

Scenario Architecture  
10b Branch Place  
London  
N1 5PH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**20 Crediton Hill**  
**London**  
**NW6 1HP**

Proposal: Provision of a partial new basement extension below existing single-storey premises.

Drawing Nos: Site Location Plan LO-A-01, LO-A-02, EX-A4.01, EX-A1.01, EX-A1.02, EX-A2.01, EX-A3.01, PR-A0.01, PR-A1.01, PR-A1.02, PR-A1.03, PR-A2.01, PR-A3.01, Design and Access Statement, Proposed Basement Letter (Milvum dated 20/09/2023)

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:

Site Location Plan LO-A-01, LO-A-02, EX-A4.01, EX-A1.01, EX-A1.02, EX-A2.01, EX-A3.01, PR-A0.01, PR-A1.01, PR-A1.02, PR-A1.03, PR-A2.01, PR-A3.01, Design and Access Statement, Proposed Basement Letter (Milvum dated 20/09/2023)

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

- 3 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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Basement Letter dated by Milvum dated 20/09/2023) 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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the excavation of a single storey basement extension below the existing single dwellinghouse. The extension would have a footprint of approx. 21.4sqm, with a depth of 3m and would be used for storage and utilities. The basement would be single storey, would not be located beneath an existing basement, would not project underneath any garden area and would have a smaller footprint than the host building. As such, it is in general accordance with the requirements of the Camden Planning Guidance on basements.

The applicant has submitted supporting information including a statement outlining the construction of the basement. This has been reviewed by the Council's third-party engineers, Campbell Reith, who have confirmed that no full Basement Impact Assessment (BIA) is required. A previous recent application at the site, submitted under ref 2023/2258/P included a much larger basement and a full BIA was submitted and audited by Campbell Reith, who deemed it acceptable. This application involves a much more modest basement, and the construction techniques are similar to those recently proposed. As such, Campbell Reith are satisfied that the construction of this basement would not impact structurally on any neighbouring buildings nor impact on any drainage and water and the findings of the previous BIA and audit report are valid.

No external changes are proposed with this application and therefore there would be no impact on the character and appearance of the West End Green Conservation Area.

The Council's Transport officer has confirmed that given the modest nature of the basement, a Construction Management Plan is not required in this instance.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and A5 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

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



Daniel Pope  
Chief Planning Officer