

Application ref: 2022/3166/P
Contact: Josh Lawlor
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Date: 14 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ArtHouse Home Interiors Ltd.
30 Chatsworth avenue
London
SW20 8JZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**35 Greville Road
London
NW6 5JB**

Proposal:

Excavation of new basement level with 3 lightwells and 3 skylights
Drawing Nos: 71-1 Existing plans, 71-1 Existing sections, 71-1 Existing site plan, 71-1 Existing site plan with a boundary line, 71-1 Existing site plan with trees, 71-1 Proposed basement plan, 71-1 Proposed plans, 71-1 Proposed sections, 71-1 Proposed site plan, 71-1 Proposed site plan with boundary line, 71-1 Proposed site plan with trees, 71-2 Existing and proposed elevations, Basement Impact Assessment by Croft Structural Engineers dated February revision 3 April 2016.

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 and documents: 71-1 Existing plans, 71-1 Existing sections, 71-1 Existing site plan, 71-1 Existing site plan with a boundary line, 71-1 Existing site plan with trees, 71-1 Proposed basement plan, 71-1 Proposed plans, 71-1 Proposed sections, 71-1 Proposed site plan, 71-1 Proposed site plan with boundary line, 71-1 Proposed site plan with trees, 71-2 Existing and proposed elevations, Basement Impact Assessment by Croft Structural Engineers dated February revision 3 April 2016.

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 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 in and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Basement Impact Assessment by Croft Structural Engineers dated February revision 3 April 2016 audited May 2016) 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 Reasons for granting permission.

This is a resubmission of application Ref. 2015/5013/P granted on 23/11/2016.

The proposed basement is a subordinate addition to the host building, which respects the proportions of the property and would comply with the spatial requirements of Policy A5. The basement and the associated stairs and roof lights would not be visible from the public realm and would not impact the character and appearance of the conservation area. A Basement Impact Assessment compiled by suitably qualified engineers was submitted with the application and was externally audited, concluding that it accepted that the BIA has adequately identified the potential impacts and, together with the supplementary information, provided adequate mitigation. The audit took into consideration the potential damage it would have to the neighbouring property, No.37 Greville Road, which is Listed.

There would not be any external change to the rear and front elevations of the property, As such, the proposal would not affect the character and appearance of the conservation area nor the setting of the listed building next door.

The permission will be subject to a Highways Contribution to ensure the highway is reinstated after the works are complete. The contribution will be secured as part of the Section 106 agreement.

The development would not result in any loss of privacy or loss of light/outlook to the neighbouring occupiers due to the subterranean nature, which would extend beneath the house and the rear garden.

No objections have been received, and the site history has been considered in assessing the proposal.

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 proposed development is in general accordance with policies A1, A5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

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) 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 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.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer