

Application ref: 2021/3343/P
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Date: 18 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

www.buildmydesign.co.uk
1 Priory Grove
London
SW8 2PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
30 Glenloch Road
London
NW3 4DN

Proposal:

Enlargement of existing basement including the enlargement of the front lightwell; alterations to front fenestration at basement level; installation of repositioned front lightwell stairs.

Drawing Nos: Existing Front and Rear Elevations rev 1, Existing Ground Floor and Basement Plan rev 1, Existing Cross Section rev 0, Proposed Front and Rear Elevations rev 1, Proposed Ground Floor and Basement Plan rev 1, Proposed Cross Section rev 1, Location Plan rev 0, Basement Impact Assessment Screening Opinion (prepared by Build My Design, dated 11 August 2021), Stage 1 & 2 Basement Impact Assessment (prepared by Jomas Associated Ltd, dated 12 November 2021), Basic Geotechnical Assessment and Basement Impact Assessment (prepared by Jomas Associated Ltd., dated 12 October 2022), Project No. 23-32 Construction Method Statement (prepared by Davies Maguire, ref DMAG-2332-CMS, rev P02, dated 11 August 2023), Project No. 23-32 Drainage Strategy Report (prepared by Davies Maguire, ref DMAG-2332-DSR-P01, rev P01, dated 24 July 2023), Ground Movement Assessment (GMA) (prepared by Milvum Engineering Services (MES), ref MES/2308/DMAG189, dated 9 August 2023), Full Utility Search (prepared by Apogee Property & Utility Consultants, ref 426849, rev 0.1, dated 28 February 2024), Arboricultural Survey BS5837:2012 (prepared by Arbtech, dated 4 March 2024).

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:

Existing Front and Rear Elevations rev 1, Existing Ground Floor and Basement Plan rev 1, Existing Cross Section rev 0, Proposed Front and Rear Elevations rev 1, Proposed Ground Floor and Basement Plan rev 1, Proposed Cross Section rev 1, Location Plan rev 0, Basement Impact Assessment Screening Opinion (prepared by Build My Design, dated 11 August 2021), Stage 1 & 2 Basement Impact Assessment (prepared by Jomas Associated Ltd, dated 12 November 2021), Basic Geotechnical Assessment and Basement Impact Assessment (prepared by Jomas Associated Ltd., dated 12 October 2022), Project No. 23-32 Construction Method Statement (prepared by Davies Maguire, ref DMAG-2332-CMS, rev P02, dated 11 August 2023), Project No. 23-32 Drainage Strategy Report (prepared by Davies Maguire, ref DMAG-2332-DSR-P01, rev P01, dated 24 July 2023), Ground Movement Assessment (GMA) (prepared by Milvum Engineering Services (MES), ref MES/2308/DMAG189, dated 9 August 2023), Full Utility Search (prepared by Apogee Property & Utility Consultants, ref 426849, rev 0.1, dated 28 February 2024), Arboricultural Survey BS5837:2012 (prepared by Arbtech, dated 4 March 2024).

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 policies 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, 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 Basic Geotechnical Assessment and Basement Impact Assessment (prepared by Jomas Associates Ltd., dated 12 October 2022) (Campbell Reith BIA Audit Report dated April 2024) 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.

Alterations to the front elevation comprise the installation of timber framed windows and an external door to the existing bay, installation of a repositioned set of metal stairs, and rendering the walls of the enlarged lightwell. The new windows and external door are considered acceptable as they will match those of the existing dwelling in size, material, and design, thus preserving the character and setting of the host building. The new black metal lightwell stairs are considered suitable for use within the context of the historic building and wider Conservation Area. The use of white render for the lightwell walls is considered acceptable and consistent with other front lightwells on Glenloch Road. It is noted that front lightwells encompassing the entirety of the front garden are an established form on Glenloch Road, most notably at neighbouring nos. 32, 34, and 36 Glenloch Road. It is therefore considered that the proposed works will not result in any harm to the wider Belsize Conservation Area.

Policy A5 requires basements, by way of their siting, location, scale, and design to have minimal impact on and be subordinate to the host property. The proposed basement complies with all points in relation to the policy requirements. It comprises of one storey fully underneath the existing dwelling, enlargement of the existing front lightwell, is less than 1.5 times the footprint of the host building and avoids the loss of garden space or trees of townscape or amenity value.

Furthermore, the application is supported by a Basement Impact Assessment (BIA). This was subjected to an independent audit by Campbell Reith (CR). Following their assessment, CR confirmed that the proposed basement complies with policy A5 and the CPG Basements document. Compliance to the

approved BIA will be secured by condition.

Given the scale and scope of the proposed works, they are not considered to give rise to any new amenity impacts to neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy. It is also considered that due to the scale and scope of the basement works, a Construction Management Plan and associated contribution and bond are not necessary in this instance.

The Belsize CAAC initially objected to the proposal, citing concerns with the basement impacts. The CAAC have since withdrawn their objection upon satisfactory completion of the BIA audit. No further objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 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) 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 proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-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', written in a cursive style.

Daniel Pope
Chief Planning Officer