

Application ref: 2024/0940/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 24 June 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

Crawford and Gray Architects Ltd
7 Marylebone Lane
London
W1U 1DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

48 Mornington Terrace
London
NW1 7RT

Proposal:

Excavation of basement extension to rear of site to create shower room with associated external alterations including lightwell and steps to garden, in addition to previously consented rectification works.

Drawing Nos:

516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101; 516.102; 516.103; 516.104; 516.PH.101; Planning, Heritage, and Design & Access Statement (prepared by Crawford and Gray Architects, dated March 2024); Heritage Statement (prepared by Heritage and Planning Limited, dated September 2023); Tree Survey and Arboricultural Impact Assessment (prepared by GHA Trees, dated 20/02/2024); Structural Engineers Report (prepared by SG Structures, dated February 2024); Basement Impact Assessment Report (prepared by Geotechnical & Environment Associates, dated 04/03/2024); Basement Impact Assessment Audit (prepared by Campbell Reith, dated 14/06/2024).

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:

516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101; 516.102; 516.103; 516.104; Tree Survey and Arboricultural Impact Assessment (prepared by GHA Trees, dated 20/02/2024); Structural Engineers Report (prepared by SG Structures, dated February 2024); Basement Impact Assessment Report (prepared by Geotechnical & Environment Associates, dated 04/03/2024); Basement Impact Assessment Audit (prepared by Campbell Reith, dated 14/06/2024).

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 Basement Impact Assessment (prepared by Geotechnical & Environment Associates, dated 04/03/2024) and subsequent audit ('14006-74', dated 14/06/2024) 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:

The application site is Grade II listed building located in the Camden Town Conservation Area. The property dates from the 19th century and is located mid-terrace. The proposal involves basement excavation to extend the existing lower ground level to the rear, facilitating the creation of a shower room. The proposal is also assessed by way of a listed building application, ref. 2024/1007/L.

Applications for planning permission and listed building consent were previously approved at the site which, amongst other things, involved the rectification of planning breaches and replacement of the existing rear extension (planning refs. 2023/3720/P and 2023.4743/L, dated 21/12/2023). The approved works are shown in the proposed plans as part of this application and are considered to be acceptable for the same reasons as previously assessed.

The proposed basement room would measure approximately 2.8m deep and 2.7m wide, extending underneath the proposed rear extension. The structure would include a timber sash window to the side elevation, which would look onto the rear lightwell and staircase to the garden. Otherwise, this would be the only change to the approved scheme. The addition of the basement room would have limited visual impact due to the mid-terrace location and position to the lower ground of the building. The materiality and design (including the new window) would be appropriate for the host dwelling and the scale of the proposed extension would be acceptable and subordinate. As such, the design, siting, scale, and materiality of the proposal would not harm the character and appearance of the listed host property, its significance, or its contribution to the conservation area.

As previously stated, the works to rectify previous planning breaches have already been assessed under application 2023/3720/P. The proposal has also been reviewed by the Council's Trees officer, who has confirmed the provided details are acceptable.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A basement impact assessment (BIA) was submitted, which assessed the potential impact on land stability and local ground and surface water

conditions. The BIA finds that there would be no land stability concerns from the excavation, and no impacts to neighbouring structures identified. This assessment has been reviewed and audited independently by Campbell Reith, who have found the BIA to be satisfactory. As such, the basement is considered to comply with the Council's policies and planning guidance on basements.

Due to the nature of the basement excavation underneath the rear extension and the limited external manifestation, it would not be considered that there would be any significant or negative impacts on the amenity of neighbouring residents, including in terms of daylight and sunlight, overlooking, privacy, or outlook.

No objections were 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, A5, D1, and D2 of the London Borough of 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.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer