

Application ref: 2023/2061/P
Contact: Kristina Smith
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Date: 5 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

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

Belsize Architects
48 Parkhill Road
London
NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**11 Park Village West
London
NW1 4AE**

Proposal:

Enlargement of existing lower ground floor level underneath garage and external alterations including provision of new doors and rooflights in association with conversion of garage into habitable accommodation

Drawing Nos: (Prefix: 11PVW/) P100; P101; P102A; P103; P201; P203; P300; P301; P302A; P401A; S101; S102; S103; S201; S203; S301; S302

Basement Impact Assessment including Construction Method Statement (CMS) by QED Structures Ltd, Ref No. 19-167-RV2, dated May 2023; Factual Report by Soiltechnics Ltd, ref. STR4808, dated July 2019; Arboricultural and Impact Assessment Report by Crown Tree Consultancy Ltd, ref.10347, dated October 2019; Heritage report (prepared by Authentic Futures, dated May 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:

(Prefix: 11PVW/) P100; P101; P102A; P103; P201; P203; P300; P301; P302A; P401A; S101; S102; S103; S201; S203; S301; S302

Basement Impact Assessment including Construction Method Statement (CMS) by QED Structures Ltd, Ref No. 19-167-RV2, dated May 2023; Factual Report by Soiltechnics Ltd, ref. STR4808, dated July 2019; Arboricultural and Impact Assessment Report by Crown Tree Consultancy Ltd, ref.10347, dated October 2019; Heritage report (prepared by Authentic Futures, dated May 2023)

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 (Basement Impact Assessment including Construction Method Statement (CMS) by QEDStructures Ltd, Ref No. 19-167-RV2, dated May 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.

- 6 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s) in accordance with Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Arboricultural Report & Impact Assessment (prepared by Crown Tree Consultancy, dated October 2019)

Reason: To ensure that the development will not have an adverse impact on existing trees and in order to maintain the character and amenity of the area in accordance Policies A2 and A3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the enlargement of the existing lower ground floor level underneath the garage which is itself a later side addition to the Grade II* listed host property. An associated listed building consent application has been submitted under ref. 2023/2300/L. Five rooflights would be inserted into the flat garage roof. These would not be visible and not result in the loss of any historic fabric. To the front elevation of the side extension, the existing metal garage doors would be replaced with panelled timber doors that match closely in style and appearance, preserving the appearance of the property.

It is noted there is an extant consent ref. 2019/5484/P dated 19/03/2021 for an additional basement storey underneath an extended lower ground floor level. This proposal represents a comparatively light touch approach.

Whilst the proposals would result in the minor loss of historic fabric associated with the creation of an internal opening at lower ground floor level, this impact is considered neutral and would not harm the historic significance of the listed building. Furthermore, officers welcome the benefit of improving the accessibility of the building for its current occupants without harming its significance. The proposals are required in order to improve the inclusive access to the building which is supported by Policy C6 of the Camden Local

Plan. Also having due regard to the Public Sector Equality Duty, the proposal would also have a clear and positive impact on those experiencing barriers to accessibility.

The basement fully complies with the criteria of policy A5 in terms of scale, siting and impact on existing landscaping and garden character. A Basement Impact Assessment was submitted with the application and has undergone a satisfactory audit by Campbell Reith, the Council's independent engineer. The assessment confirms that damage to neighbouring structures and the listed host building can be limited to category 1 (very slight).

By virtue of its scale and location to the rear of the property, the proposal is considered to preserve the character and appearance of the conservation area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has also been attached to the desirability of preserving and enhancing the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Given the excavation works involved, a Construction Management Plan (CMP) and associated Implementation Support Contribution will be secured in addition to an Impact Bond. A highways contribution will also be secured in case of damage to the public highway during the works. All obligations will be secured by means of a section 106 agreement.

The CAAC have stated they have no objection to the proposal but seek assurances over the protection of a tree ref. T1. An Arboricultural Report together with Tree Protection Plan has been submitted and a condition shall require the development to be carried out in accordance with these details.

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, A2, A3, A5, C6, T4, 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 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.

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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer