

Application ref: 2024/0659/P
Contact: Blythe Smith
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Date: 15 July 2024

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

Phone: 020 7974 4444

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

Cubit Consulting Limited
13-21
Curtain Road
London
EC2A 3LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
18 Agamemnon Road
London
NW6 1DY

Proposal:

Extension and lowering of existing basement (retrospective).
Drawing Nos: 001; 100; 101; 102; 200; 300; Planning Statement (dated January 2024),
Basement Impact Assessment (Dated May 2024); Basement Impact Assessment Audit
(dated June 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

001; 100; 101; 102; 200; 300; Planning Statement (dated January 2024),
Basement Impact Assessment (Dated May 2024); Basement Impact
Assessment Audit (dated June 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing site comprises a 3-storey mid terraced residential property with an existing partial basement beneath the building. The proposed basement consists of a single storey basement beneath the main footprint of the existing house. The proposal consists of widening the main part of the existing basement (by 1.9m) and increasing the depth of the existing basement (by 0.74m).

The applicant has submitted a Basement Impact Assessment (BIA) and this has been audited by the Council's appointed independent auditor, Campbell Reith. The proposed basement development has been found to comply with all necessary requirements in relation to its impact on surroundings. Given the scale, complexity and impact of this proposal, the audit has not identified the need for a basement construction plan.

In order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area the council would have secured the details of a suitably qualified chartered engineer to approve the works, however the works have been completed and been agreed as acceptable by Campbell Reith and a condition for this would not be required. , The basement would be single storey, would not be located beneath an existing basement, would not project underneath any garden area and would have located within the footprint of the host building. As such, it is in general accordance with the requirements of the Camden Planning Guidance on basements.

No external changes are proposed with this application and therefore there would be no impact on the character and appearance of the local area. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when

determining this application.

As such, the proposed development is in general accordance with policies A1, A5 and D1 of the London Borough of Camden Local Plan 2017; D2 of the Fortune Green & 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) 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-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