

Application ref: 2023/0160/P
Contact: Christopher Smith
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Date: 17 July 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

McLaren Excell
Unit R1 (4th Floor)
79-89 Lots Road
London
SW10 0SZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**10 St Mark's Crescent
London
NW1 7TS**

Proposal:

Excavation of basement; erection of replacement single storey rear extension with terrace above; replacement of windows; installation of rooflights and other associated works.

Partially retrospective application.

Drawing Nos: Existing: 149_001_P1, 149_002_P1, 149_101_P1, 149_102_P1, 149_103_P1, 149_104_P1, 149_105_P1, 149_106_P1, 149_107_P1, 149_108_P1, 149_109_P1, 149_110_P1, 149_111_P1, 149_112_P1;

Demolition: 149_201_P1, 149_202_P1, 149_203_P1, 149_204_P1, 149_205_P1, 149_206_P1, 149_207_P1, 149_208_P1, 149_209_P1, 149_210_P1, 149_211_P1, 149_212_P1;

Proposed: 149_301_P1, 149_302_P3, 149_303_P1, 149_304_P1, 149_305_P1, 149_306_P3, 149_307_P1, 149_308_P3, 149_309_P1, 149_310_P1, 149_311_P3, 149_312_P1, 149_313_P1;

Supporting documentation: Design and Access Statement,
Basement Impact Assessment Version 2 dated 25th August 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:

Existing: 149_001_P1, 149_002_P1, 149_101_P1, 149_102_P1, 149_103_P1, 149_104_P1, 149_105_P1, 149_106_P1, 149_107_P1, 149_108_P1, 149_109_P1, 149_110_P1, 149_111_P1, 149_112_P1;

Demolition: 149_201_P1, 149_202_P1, 149_203_P1, 149_204_P1, 149_205_P1, 149_206_P1, 149_207_P1, 149_208_P1, 149_209_P1, 149_210_P1, 149_211_P1, 149_212_P1;

Proposed: 149_301_P1, 149_302_P3, 149_303_P1, 149_304_P1, 149_305_P1, 149_306_P3, 149_307_P1, 149_308_P3, 149_309_P1, 149_310_P1, 149_311_P3, 149_312_P1, 149_313_P1;

Supporting documentation: Design and Access Statement, Basement Impact Assessment Version 2 dated 25th August 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No further development affecting the rear garden area shall take place until details of sustainable drainage measures including rainwater harvesting have been submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the relevant part of works to the rear elevation. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any further works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes relating to the proposed basement works and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 A movement monitoring strategy, as referenced in the Basement Impact Assessment hereby approved, should be agreed between the applicant and appropriate parties nearby prior to the commencement of any basement works.

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



Daniel Pope

Chief Planning Officer