

Application ref: 2021/5834/P
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Date: 29 November 2023

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

Kudos Plan & Design
Basement Masters
Gor-Ray House
758 Great Cambridge Road
EN1 3PN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**73 Goldhurst Terrace
London
NW6 3HA**

Proposal:

Extension of existing basement level with front lightwell and retention of rear dormer.
Drawing Nos: GOLD-21-LOC; GOLD-23-05 rev: C; GOLD-23-06 rev: C; GOLD-23-07 rev: C; GOLD-23-08 rev: C; GOLD-23-09 rev: C; GOLD-23-10 rev: C; GOLD-22-LOC; GOLD-22-01; GOLD-22-02; GOLD-22-03; GOLD-22-04; Design and Access Statement; Basement Impact Assessment & Ground Movements by Paca Geotechnical Engineering Ltd, ref: A704.21, rev. 2 dated 14 February 2022; Basement Impact Assessment by GEA Ltd, ref: J22200, rev. 0 dated 4 October 2022; Structural Calculations and Drawings by Paca Geotechnical Engineering Ltd, ref.:A704.21, rev. 2 dated July 2022; Amended Architectural Drawings by Basement Consulting Ltd: GOLD-22-01 (dated July 2022); GOLD-22-02 (dated July 2022); GOLD-22-03 (dated July 2022); GOLD-22-04 (dated July 2022); GOLD-22-05 (dated July 2022); GOLD-22-06 (dated July 2022); GOLD-22-07 (dated July 2022); GOLD-22-08 (dated July 2022); GOLD-22-09 (dated July 2022).

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:

GOLD-21-LOC; GOLD-23-05 rev: C; GOLD-23-06 rev: C; GOLD-23-07 rev: C; GOLD-23-08 rev: C; GOLD-23-09 rev: C; GOLD-23-10 rev: C; GOLD-22-LOC; GOLD-22-01; GOLD-22-02; GOLD-22-03; GOLD-22-04; Design and Access Statement; Basement Impact Assessment & Ground Movements by Paca Geotechnical Engineering Ltd, ref: A704.21, rev. 2 dated 14 February 2022; Basement Impact Assessment by GEA Ltd, ref: J22200, rev. 0 dated 4 October 2022; Structural Calculations and Drawings by Paca Geotechnical Engineering Ltd, ref.:A704.21, rev. 2 dated July 2022; Amended Architectural Drawings by Basement Consulting Ltd: GOLD-22-01 (dated July 2022); GOLD-22-02 (dated July 2022); GOLD-22-03 (dated July 2022); GOLD-22-04 (dated July 2022); GOLD-22-05 (dated July 2022); GOLD-22-06 (dated July 2022); GOLD-22-07 (dated July 2022); GOLD-22-08 (dated July 2022); GOLD-22-09 (dated July 2022).

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 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 & Ground Movements by Paca Geotechnical Engineering Ltd, ref: A704.21, rev. 2 dated 14 February 2022, Basement Impact Assessment by GEA Ltd, ref: J22200, rev. 0 dated 4 October 2022, Structural Calculations and Drawings by Paca Geotechnical Engineering Ltd, ref.:A704.21,rev. 2 dated July 2022 and associated amended drawings, and BIA audit NSkb-13693-45-031122-73 Godhurst Terrace_F1 dated November 2022 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 hard and soft landscaping works shall be carried out in accordance with the approved drawings, to include the provision of soft landscaping in front of the lightwell, to be planted by not later than the end of the planting season following completion of the development. Any 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.

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, A5, D1 and D2 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 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.
- 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-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



Daniel Pope

Chief Planning Officer