



Application ref: 2024/1016/P  
Contact: Brendan Versluys  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444

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Scenario Architecture  
10b Branch Place  
London  
N1 5PH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**126 St Pancras Way**  
**London**  
**NW1 9NB**

Proposal:  
Demolition of rear garden shed; erection of lower ground floor rear extension and new basement rear extension, new windows to rear elevation.

Drawing Nos: Plans: LO-A-01, rev 01; EX-A0.01, rev 01; EX-A1.01, rev 01; EX-A1.02, rev 01; EX-A1.03, rev 01; EX-A1.04, rev 01; EX-A1.05, rev 01; EX-A2.01, rev 01; EX-A3.01, rev 01; EX-A3.02, rev 01; PR-A0.01, rev 01; PR-A1.01, rev 01; PR-A1.02, rev 01; PR-A1.03, rev 01; PR-A1.04, rev 01; PR-A1.05, rev 01; PR-A1.06, rev 01; PR-A2.01, rev 01; PR-A3.01, rev 01; PR-A3.02, rev 01;

Supporting information: Design and Access Statement prepared by Scenario Architecture, March 2024; Heritage Report prepared by Donald Insall Associates, February 2024; Arboricultural Report & Impact Assessment prepared by Crown Tree Consultancy, 25/03/2024; Basement Impact Assessment prepared by Maund Geo-Consulting Ltd, July 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- LO-A-01, rev 01; EX-A0.01, rev 01; EX-A1.01, rev 01; EX-A1.02, rev 01; EX-A1.03, rev 01; EX-A1.04, rev 01; EX-A1.05, rev 01; EX-A2.01, rev 01; EX-A3.01, rev 01; EX-A3.02, rev 01; PR-A0.01, rev 01; PR-A1.01, rev 01; PR-A1.02, rev 01; PR-A1.03, rev 01; PR-A1.04, rev 01; PR-A1.05, rev 01; PR-A1.06, rev 01; PR-A2.01, rev 01; PR-A3.01, rev 01; PR-A3.02, rev 01;

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 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 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.

- 6 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 Maund Geo-Consulting Ltd, July 2024, and audited by Campbell Reith, 09/07/2024, rev F1, 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.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include at least two replacement trees in the rear garden, of sufficient ultimate size to mitigate the loss of canopy cover provided by those trees approved for removal. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 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 development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing

at the outset of the development other than those indicated to be removed) 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal involves the demolition of an existing rear garden shed, erection of lower ground floor rear extension and new basement rear extension, and new windows to rear elevation. The proposal has been amended to remove new Juliette balconies to front first floor windows, and extension of front entrance steps, from the scope of works.

The existing shed does not have any historic or architectural interest and its removal causes no harm.

The rear wing itself would be maintained, but extended downwards to lower ground floor level. A rear wing at this level is not an uncommon feature on a building of this age and style. Although the rear wall is partly removed at lower ground floor it has been altered in the past with non original window and door openings. Whilst it would cause a small degree on harm in terms of the loss of fabric and impact on the plan form, it is outweighed by the improvements made to the ground floor rear wall, where the unsympathetic timber external wall is removed and the original brick facade reinstated.

The extension itself is largely hidden from view from the surrounding area, meaning that it will have a limited impact on both the conservation area.

The space in the rear extension is modest in size and respects the plan form and hierarchy of the listed building. In addition, the excavation causes no harm to any historic fabric. Whilst a small sub basement area is created, this is

outside the footprint of the original building and will be accessed from an overtly modern space, therefore the ability to read the historic form of the building will remain unchanged.

An appropriate amount of green space in the rear garden, proportionate to the amount of green space in other rear gardens along the rear terrace, would remain.

The cherry tree and bay laurel tree from rear garden of the property, to be removed in order to facilitate development, are both identified as low quality in accordance with BS5837:2012. The loss of amenity and canopy cover can be mitigated against through replacement planting, which is secured as a condition of permission.

In summary, the works will not harm the character and appearance of the hostbuilding, streetscene and 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 the listed building, its setting and its features of special architectural or historic interest, under s.66 of the same legislation.

In terms of construction traffic effects, a Construction Management Plan and associated Implementation Support Contribution and Impact Bond, to be secured by a s106 agreement, would be appropriate in mitigating the temporary effects of construction work on the transport network. Construction impacts will be temporary in nature and as the site is located in an urban area, construction noise and impacts on the traffic network are anticipated as part of the development of sites. An informative is attached reminding the consent holder of the standard hours of building works which are controlled under the Control of Pollution Act.

The proposal is supported by a Basement Impact Assessment which has been audited by the Council's third party structural engineers. The audit confirms the excavation would not cause harm to the structural stability of the host and neighbouring buildings, the natural environment and local amenity including the water environment, ground conditions and biodiversity, in line with Policy A5 and CPG Basements.

- 2 The proposal for a green roof over part of the roof of the lower ground floor, would mitigate stormwater runoff at the site and provide for biodiversity outcomes.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, A4, A5, D1, D2, CC1, CC2, CC3 and T1, T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 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).
- 6 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](http://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.](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', is centered on the page.

Daniel Pope  
Chief Planning Officer