

Application ref: 2023/3554/P  
Contact: Brendan Versluys  
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Date: 23 October 2024

**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:

**124 St Pancras Way  
London  
NW1 9NB**

Proposal:

Demolition of existing lower and upper ground floor rear extensions (bathroom and storage) and construction of a new basement with 2 x lightwells within the rear garden, new full-width lower ground floor rear extension with excavated patio, and part-width ground floor rear extension.

Drawing Nos: LO-A-01; EX-A0.01; EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; EX-A2.01; EX-A2.02; EX-A3.01; EX-A3.02; DEM-A0.01; DEM-A1.01; DEM-A1.02; DEM-A1.03; DEM-A1.04; DEM-A1.05; DEM-A2.01; DEM-A2.02; DEM-A3.01; DEM-A3.02; PR-A0.01; PR-A1.01; PR-A1.02; PR-A1.03; PR-A1.04; PR-A1.05; PR-A1.06; PR-A2.01; PR-A2.02; PR-A3.01; PR-A3.02; PR-A4.01; Design and Access Statement prepared by SA, dated August 2023; Heritage Statement prepared by Savills, dated August 2023; Construction Method Statement prepared by Baker Chatterton Structural Design, ref. J416-S-RP-001, rev 01; Basement Impact Assessment prepared by MAUND GEO-CONSULTING, dated July 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- LO-A-01; EX-A0.01; EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; EX-A2.01; EX-A2.02; EX-A3.01; EX-A3.02; DEM-A0.01; DEM-A1.01; DEM-A1.02; DEM-A1.03; DEM-A1.04; DEM-A1.05; DEM-A2.01; DEM-A2.02; DEM-A3.01; DEM-A3.02; PR-A0.01; PR-A1.01; PR-A1.02; PR-A1.03; PR-A1.04; PR-A1.05; PR-A1.06; PR-A2.01; PR-A2.02; PR-A3.01; PR-A3.02; PR-A4.01

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 policies 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 (Basement Impact Assessment prepared by Maund Geo-Consulting, July 2023 and Basement Impact Assessment Audit prepared by Campbell Reith, reference 14006-41, January 2024 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.

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal involves the demolition of existing lower and upper ground floor rear extensions (bathroom and storage) and construction of; a new basement with a lightwell within the rear garden; new full-width lower ground floor rear extension with excavated patio; and part-width ground floor rear extension.

This proposal is similar to a proposal which was approved in 2019 (refs: 2018/1137/P and 2018/1021/L). The main difference being that a small basement is proposed under the rear extension.

The current existing rear extensions are incoherent, consisting of a series of modern additions. The proposed works create a more ordered appearance, which still reflects the traditional form of a terraced building with a rear wing.

The extension, being located to the rear of the terrace and set below existing

extensions at adjoining sites, would ensure the extension had a limited impact on both the conservation area and setting of neighbouring listed buildings.

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.

In summary, the works will not harm the character and appearance of the host building, 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.

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.

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.

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.

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.

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.

- 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](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.

- 5 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.

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