

Application ref: 2022/1512/P
Contact: Sarah White
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Date: 26 February 2025

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

Phone: 020 7974 4444

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

Mr meucci costantino
1 Gladwell Road
Bromley
Kent
BR1 4DA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat 1
29 Croftdown Road
London
NW5 1EL

Proposal:

Excavation of front lightwell to front of lower ground level, internal reduction in level to rear room, and erection of front boundary wall.

Drawing Nos: 100/PL05; 100/PL03 (REV A); 100/PL02 (REV A); 100/PL01 (REV A); 100/PL04 (REV A); 100/PL202 (REV A); Flat 1, 29 Croftdown Rd London NW5
Structural Engineers Report in Support of the Planning Submission for the Proposed Subterranean Works ref:210485/S (REV 4).

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

100/PL05; 100/PL03 (REV A); 100/PL02 (REV A); 100/PL01 (REV A); 100/PL04 (REV A); 100/PL202 (REV A); Flat 1, 29 Croftdown Rd London NW5 Structural Engineers Report in Support of the Planning Submission for the Proposed Subterranean Works ref:210485/S (REV 4).

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 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed front lightwell would be sensitive to the form of the bay window at ground floor level. The lightwell would be enclosed with a grille over the top and set behind a concrete coping. There are several properties with front lightwells along the same road including no's. 15 and 17 Croftdown Road (2019/6007/P and 2015/6086/P). The creation of a lightwell would therefore not be out of character with the pattern of development.

The new lightwell would allow more light to enter the existing basement room, to enable the accommodation of two bedrooms. It would be of a modest size and located in an existing area of hard standing therefore avoiding take up of the front garden space. The existing rear basement bedroom floor would be lowered to match the front basement room, and would be used as a kitchen/dining area.

The excavation has been assessed against the criteria of policy A5 and is fully compliant. The basement would be fully underneath the footprint of the property (with the exception of two proportionate lightwells). A Basement Impact Assessment was submitted with the application and has undergone a satisfactory audit by Campbell Reith, the Council's independent assessors. The new facade would be rendered with white timber framed casement doors and windows to match the existing on the main building.

Given the proximity of the excavation to the public footway an Approval in Principle will also be secured by a section 106 to ensure the development does not impact on the structural stability of the adjacent pavement.

The proposed front boundary wall would match the neighbour's at no.27 in terms of design, with red brick and concrete coping. Although it would not match the railings, there is a range of different front boundary walls in the area and as such there is no established uniformity of boundary treatments to maintain. The proposals would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The proposal is considered to preserve the character and appearance of the Dartmouth Park 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies DC2, DC3, DC4 of the Dartmouth Park Neighbourhood Plan 2020 and policies A1, A5 D1 and D2 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) 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.

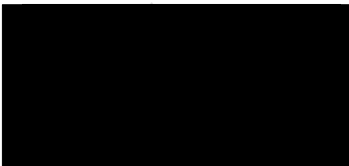
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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