

Delegated Report		Analysis sheet		Expiry Date:		19/12/2013	
		N/A		Consultation Expiry Date:		26/11/2013	
Officer				Application Number(s)			
Gideon Whittingham				1) 2013/6903/P 2) 2013/6904/P 3) 2013/6905/P			
Application Address				Drawing Numbers			
10, 12 and 10a Belmont Street London NW1 8HH				Refer to Decision Notices			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1) Details of engineer's appointment (condition 4), preliminary risk assessment and scheme of investigation (condition 5a), relating to planning permission granted 14/8/2013 (ref: 2013/2070/P) for excavation to create new basement level beneath footprint of existing dwellinghouse with associated front lightwell, and installation of railings at ground floor level. 2) Details of engineer's appointment (condition 4), preliminary risk assessment and scheme of investigation (condition 5a), relating to planning permission granted 14/8/2013 (ref: 2013/2105/P) for excavation to create new basement level beneath footprint of existing dwellinghouse, with associated front lightwell, and installation of railings at ground floor level. 3) Details of engineer's appointment (condition 4), preliminary risk assessment and scheme of investigation (condition 5a), relating to planning permission dated 14/8/2013 (ref:2013/1999/P) for excavation to create new basement level beneath footprint of existing office building with associated front and rear lightwells, and installation of railings at ground floor level.							
Recommendation(s):		1) Approve details 2) Approve details 3) Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					

Site Description

The application site relates to 3 buildings located on the east side of Belmont Street. Nos. 10 and 12 Belmont Street are 3 storey terraced dwellings, whilst No.10a Belmont Street 6 storey office/residential building.

The buildings are neither listed, nor located within a conservation area. No.10a has however been identified as a Non-Designated Heritage Asset (local List).

The surrounding neighbourhood comprises a mixture of building heights and uses. It is broadly residential in nature to the north, west and east, including some family-sized housing and several blocks of local authority flats.

Relevant History

10a Belmont Street:

2013/1999/P - Excavation to create new basement floor level beneath footprint of existing B1 (office) building with associated front and rear lightwells and installation of railings at ground floor level. Granted 14/08/2013

10 Belmont Street:

2013/2070/P - Excavation to create new basement floor level beneath footprint of existing dwellinghouse (C3) with associated front lightwell and installation of railings at ground floor level. Granted 14/08/2013

12 Belmont Street:

2013/2105/P - Excavation to create new basement floor level beneath footprint of existing dwellinghouse (Class C3) with associated front lightwell and installation of railings at ground floor level. Granted 14/08/2013

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)
London Plan (2011)

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS4 (Areas of more limited change)
CS5 (Managing the impact of growth and development)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
CS19 (Delivering and monitoring the Core Strategy)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's Heritage)
DP27 (Basements and lightwells)

Camden Planning Guidance 2011/2013

CPG 1- Design
CPG 4- Basements and lightwells
CPG 6- Amenity
CPG 8- Planning obligations

Assessment

1. Proposal:

1.1 The application proposes the discharge of the following conditions:

No.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, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. 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.

No.5:

No development shall commence until:

(a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below

Assessment

Condition No.4:

2.1 The applicant has submitted details confirming that Pringuer-James Consulting Engineers have been appointed to carry out the Structural Design of the development. The principle representative shall be Sean Pringuer-James MSc (Eng) C (Eng) – Chartered Engineer MICE. A Hydrogeologist with the “CGeol” (Chartered Geologist) qualification from the Geological Society of London is not considered necessary given the ground investigations of the submitted BIA. Such qualifications follow those outlined in CPG4. Details of the appointment and the appointee's responsibilities have also been submitted and are considered to be sufficient for the purposes of this condition and thus the condition can be approved.

2.2 An informative will be added that stipulates any subsequent change or reappointment of the suitably qualified structural engineer shall be confirmed forthwith for the duration of the construction works.

Condition No.5 (a):

2.3 The applicant has submitted a written Preliminary Risk Assessment (PRA) and scheme of investigation, produced in respect of stage I investigation. The submitted information has been assessed by Environmental Health Officers who are satisfied this part of the condition can be discharged.

Recommendation: Approve details