

Mr Daniel Rowland
DTPR Design
37a Leamington Road Villas
London
W11 1HT

Application Ref: **2011/3601/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

17 October 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:

10D Eldon Grove

London

NW3 5PT

Proposal:

Excavation of basement extension including lightwells to the front and rear and lowering of roof at the rear, all to existing dwelling house (Class C3).

Drawing Nos: Site Location Plan; P001.0 Rev 004; P002.0 Rev 004; P003.0 Rev 004; P004.0 Rev 004; P005.0 Rev 004; P006.0 Rev 004; P007.0 Rev 004; P008.0 Rev 004; P009.00 Rev 004; Basement Method Statement dated 2nd September 2011 Rev 3; and Ground Investigation Report V2.01. Sept 2011.

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 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. 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 Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 4 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained .

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's clear zone) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

P001.0 Rev 004; P002.0 Rev 004; P003.0 Rev 004; P004.0 Rev 004; P005.0 Rev 004; P006.0 Rev 004; P007.0 Rev 004; P008.0 Rev 004; and P009.00 Rev 004.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 6 The development shall be carried out strictly in accordance with the recommendations, associated plans and mitigation methods, relating to the basement excavation, as indicated in the Basement Structural Method Statement ref: 110525 (dated 2nd September 2011 Rev 3) and the Ground Investigation Report ref: GWPR329/GIR/Sept 2011 (Dated September 2011) hereby approved.

Reason: To ensure the construction of the development would not have an unreasonable impact on local groundwater conditions, hydrology and structural stability of properties, in accordance with the requirements of policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 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.
- 4 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to 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) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP20 (Movement of goods and materials), DP22

(Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and Lightwells) and DP32 (Air quality and Camdens clear zone).

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- Overall it is considered that the proposal would provide a measured response in terms of the scale, detailing, and proportions which address the context of the site and the local townscape. The introduction of the lightwells to the front and rear elevations of the property are not considered to harm the integrity of the building nor the wider conservation area. A full basement impact assessment has been conducted and it is considered that the proposal would be in line with policies DP23 and DP27. The significance of the conservation area and of its designated and non-designated heritage assets is not challenged through this proposal. The carefully considered proposed design is such that there is no substantial harm caused to the conservation area "as a whole" and the degree of impact is low and positive within the settings of the designated heritage assets in the vicinity.

- 5 You are reminded that the gym/pilates room within the basement hereby approved shall only be used for purposes ancillary to enjoyment of the building as a dwellinghouse. Use of this space for business purposes would be a material change of use which would require planning permission.
- 6 You are reminded that an underground railway tunnel runs underneath Eldon Grove in relatively close proximity to the site. The tunnel is operated and maintained by Network Rail (Tel: 0207 904 7107) and would be advised to consult them prior to the commencement of works in order to ensure that any special requirements they may have are taken into account in the detailed design process.

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