

Mr Michael Neocleous
Neo Architects
8 The Drive
New Barnet
Hertfordshire
EN5 1DZ

Application Ref: **2014/5265/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

25 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14F Avenue Road
London
NW8 6BP

Proposal: Erection of a basement extension including lightwell within rear garden, ground floor rear extension and part infill at first floor rear level.

Drawing Nos: 0369-00-001, 0369-00-002, 0369-00-003, 0369-00-004, 0369-00-010, 0369-00-101, 0369-00-102, 0369-00-111, 0369-98-101, 0369-98-102, 0369-98-201, 0369-98-205, Basement Impact Assessment dated 19/12/2014.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 0369-00-001, 0369-00-002, 0369-00-003, 0369-00-004, 0369-00-010, 0369-00-101, 0369-00-102, 0369-00-111, 0369-98-101, 0369-98-102, 0369-98-201, 0369-98-205, Basement Impact Assessment dated 19/12/2014.

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

- 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.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change, demonstrating 50% attenuation of all run off . The 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 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No part of the flat roof area hereby approved shall be used as a roof terrace, and

any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

7 Construction Management Statement (CMS)

Before the development commences on site, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:

- a) The access arrangements for vehicles.
- b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
- c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
- d) Details of proposed parking bays suspensions and temporary traffic management orders.
- e) Details of security hoarding required on the public highway
- f) The proposed site working hours including start and end dates.
- g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
- h) Any other relevant information.
- i) The CMS should also include the following statement:

"The agreed contents of the Construction Management Statement must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Statement if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter."

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

1 Reason for granting

The basement extension extends below part of proposed single storey rear extension and part of the rear garden. The proposal would maintain adequate

garden space around the lightwells. A full basement impact assessment was conducted which stated the site is not within 100m of a potential underground watercourse. The assessment concluded that the proposal would not have a significant impact on groundwater levels. The proposed basement will be accommodated wholly below existing ground floor level; therefore the proposal would not have any impact on the amenity of adjoining or nearby occupiers by way of loss of light, sense of enclosure, loss of outlook or, loss of privacy.

The proposed single storey rear extension is subordinate in scale and location to the host building and is of an appropriate design by virtue of the materials proposed. This extension would leave majority of the rear garden for usable amenity space. The existing extension would be demolished and reinstated with an extension resulting in an additional 10 sqm of living space. The proposed depth of 3.1m is considered acceptable for a single storey rear extension and this is not considered to be detrimental to the neighbour at no. 14G Avenue Road. The first floor rear extension is considered to be an acceptable design and its positioning is unlikely to impact on the adjoining neighbours.

The proposed changes at lower ground, ground and first floor level are not considered to impact on the character or appearance of the host building, or the street scene given that the proportions are of an appropriate size and are to be located on a façade not readily visible from the wider public realm.

87 neighbours were consulted and a site notice was 14/01/2015 - 04/02/2015. No objections were received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.13, 7.4, and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 2 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 6941).
- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment