

Mr Andries Kruger
sporadicSPACE
70 Cowcross Street
London
EC1M 6EJ

Application Ref: **2014/5898/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

26 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13 Glenilla Road London NW3 4AJ

Proposal:
Erection of a single storey rear extension and basement extension to existing ground floor flat including addition of front & rear lightwells.
Drawing Nos: E001, E002, E021, E031, E032, A000, A001-P-03, A002-P-03, A021-P-03, A031-P-03, Arboricultural Report, Geotechnical Survey Report, Basement Impact Assessment

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 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 E001, E002, E021, E031, E032, A000, A001-P-03, A002-P-03, A021-P-03, A031-P-03, Arboricultural Report, Geotechnical Survey Report, Basement Impact Assessment

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 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.

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 6941).
- 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 Reasons for granting permission. [Delegated]

The proposed single storey rear extension would be full width of the existing property and extend to a depth of 3.6m. This is the same depth as the existing rear extension and is considered to be subordinate in scale and location to the host building and is of an appropriate design by virtue of the materials proposed. This extension would add 11 sqm of additional living space. This extension would be finished with a flat roof and two rooflights. The single storey rear extension would be set in 1m from the neighbour at no. 11. This has been done in order to reduce a potential blocking in effect to the windows on the rear elevation. Whilst modern in design, due to the location and the size of the proposed extension, it is not

considered that the proposal would have a detrimental impact on the host property nor the wider terrace. It is not considered that there would be an impact on the neighbour at no.15 as the elevation facing this property would remain the same. The design and positioning is unlikely to impact on the adjoining neighbours. The proposal extensions to the rear of the site would see the loss of one tree which is located on the upper level garden area. Due to the quality and size of the tree its loss would have a negligible impact on the surrounding area. The proposed rear extension and basement are not within the precautionary root protection of retained trees on site.

The alterations to the fenestration to the front elevation would see the use of timber sashes and the existing facades and architectural features would be cleaned, repaired and made good. This is welcomed within the Belsize Park Conservation Area. It is not considered that the rear extension or the alterations to the fenestration would cause any detrimental effects to the residential amenities of neighbouring properties. The proposal would preserve the character of the Belsize Park Conservation Area.

The proposed basement would be predominantly under the footprint of the existing property, there would be a slight extension of the original footprint into the rear garden under the proposed rear extension. The proposed lightwell and stairway to the front of the property is considered to be acceptable. The reinstatement of hedging is welcomed and would be in keeping with other properties within the Belsize Conservation Area. The lightwell within the rear garden is of an acceptable size and would help to leave a significant amount of garden space undeveloped. The Basement Impact Assessment concluded that the proposal would pose no potential risk in relation to surface flow and flooding and groundwater flow. The basement is not going deeper than the existing depth of the property and it is not considered that the slope stability would impact on neighbouring properties.

29 neighbours were consulted; a press notice issued and site notice was displayed between 01/10/2014 - 22/10/2014. Two objections have been received and three letters of support. The sites planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, 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, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 4 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment