

Mrs Kasia Whitfield
R & K Systems Ltd
Garden Flat
90 Fellows Road
Belsize Park
London
NW3 3JG

Application Ref: **2013/7042/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

13 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Lower Merton Rise
London
NW3 3SP

Proposal:
Erection of a single storey rear extension, excavation to provide basement under proposed extension, replacement windows at first floor level to rear and replacement of garage door with a window to front elevation of single dwelling house (Class C3).

Drawing Nos: LMR26/2-EX0, LMR26-EX1, LMR26-EX2, LMR26-EX3, LMR26-EX4, LMR26/2-PP1, LMR26/2-PP2, LMR26/2-PP3, LMR26/2-PP4, LMR26/2-PP5, LMR26/2-PP6, Basement Impact Assessment ref 62274R1 dated January 2015 by ESI Ltd, Environmental Assessment Construction Method Statement ref L13/097/10

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 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 LMR26/2-EX0, LMR26-EX1, LMR26-EX2, LMR26-EX3, LMR26-EX4, LMR26/2-PP1, LMR26/2-PP2, LMR26/2-PP3, LMR26/2-PP4, LMR26/2-PP5, LMR26/2-PP6, Basement Impact Assessment ref 62274R1 dated January 2015 by ESI Ltd, Environmental Assessment Construction Method Statement ref L13/097/10.

Reason:

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

- 4 Construction Management Statement (CMS)

Details of the Construction Management Statement will relate to the scale and kind of the development, however, in terms of assessing the impact on transport the plan should demonstrate that the following has been considered and where necessary the impacts mitigated:

(Note the term 'vehicles' used here refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearing, delivering of plant & material, construction etc.)

- 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."

It should be noted that any agreed CMS does not prejudice further agreement that may be required for things such as road closures or hoarding licences.

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.

- 5 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access 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 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until details have been submitted to and approved in writing by the local planning authority in relation to the final design and construction of the basement including further tests and monitoring of groundwater, as recommended in paragraph 5.2 of the approved Basement Impact Assessment (ref 62274R1 dated January 2015 by ESI Ltd), to mitigate any potential negative impact to groundwater flow. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the local hydrogeological environment, the 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 policies DP23 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

The basement extension extends below the proposed single storey rear extension. The basement would be used as a Utility Room. A full Basement Impact Assessment was submitted with the planning application. It was considered that there is a very low risk of surface water flooding at the site. The basement extends

a maximum of 3.5m below ground floor level. The lost river Tyburn is approximately 10m west of the application site, however the proposed depth of the basement is not considered to impact on the quantity or quality of the surface run-off received by this watercourse. The assessment concluded that the proposal would not have a significant impact on groundwater levels. The proposed basement would be accommodated wholly below the proposed single storey rear extension 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. The extension area would provide additional living space. The proposal would extend up to the boundary at no. 24 and 28 Lower Merton Rise. The proposed depth of 3.9m is considered acceptable for a single storey rear extension and this is not considered to be detrimental to the neighbouring properties.

The proposed changes at lower ground and ground 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.

6 neighbours were consulted and one objection has been received and duly taken into account prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS13 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.

- 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