

Mrs Maria Corella
Francis Architects Ltd.
22-24 Kingsford Street
London
NW5 4JT

Application Ref: **2014/7007/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

1 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
**58C King Henry's Road
London
NW3 3RP**

Proposal:
Excavation of single storey basement level including front lightwell, erection of two storey basement level rear extension with roof terrace, and alterations to front and rear facades.
Drawing Nos: Location Plan: 11205 AP 001;
Existing: 11205 AP, 002, 003, 004, 005, 006, 020, 030, 031.
Proposed: 11205 AP 001, 11205/AP/100, 101RevA, 102, 103, 104, 120, 130RevA, 131, 132, 200, Basement Impact Assessment prepared by David Shutee dated October 2014, and Draft Construction Management Plan by Francis Architects dated January 2015.

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: 11205 AP 001, 11205/AP/100, 101RevA, 102, 103, 104, 120, 130RevA, 131, 132, 200, Basement Impact Assessment prepared by David Shutee dated October 2014, and Draft Construction Management Plan by Francis Architects dated January 2015.

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

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed basement development, rear extension and cycle/bin store are subordinate in scale and location to the host building and of an appropriate design by virtue of it being in character to the other proposals similarly built or recently approved along this terrace of buildings. The row of terraces of which the building is a part is of little architectural interest and has been highly modified, losing its uniformity. As such the external works involving the alterations of the façade to the front and rear are considered to be appropriate in terms of their location, size and design.

On this terrace of 11 houses, 58, 58A, 58B, 58D and 58E have planning permission to build basements. It is considered that the submitted Basement Impact Assessment is acceptable as it is based on the assessment of the approved permission at 58B next door and it is understood that 58 B,C and D

would be built together.

The rear extension would be in keeping with the size, proportions and design of those recently approved nearby including the two directly adjoining properties and as such would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, privacy or adding to the sense of enclosure. The first floor rear terrace would match those on adjoining and nearby properties and include privacy screens to either side (to be secured by condition), and as such is not considered to result in unacceptable privacy impact on adjoining and nearby properties.

Given the location of the site next to a train line, the lack of off-street space for the storage of waste and materials, and the cumulative impact of several basements likely to be constructed simultaneously in the vicinity of the site a full Construction Management Plan (CMP) is considered to be necessary and will be secured with a legal agreement.

6 neighbours were consulted on two occasions. No objections have been received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies, CPG1 of the Camden Planning Guidance. The proposed development also accords with policies 5.18, 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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 5 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment