

Mr. Philip Kavanagh
Bickerdike Allen partners
121 Salisbury Road
London
NW6 6RG

Application Ref: **2014/7587/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

20 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23 Downside Crescent
London
NW3 2AN

Proposal:
Excavation of single storey basement, erection of full-width rear extension following demolition of existing part width extension. Conversion from 2x flats to single family dwelling house.

Drawing Nos: (8323/) D1002/RevP1, D2000/PL1, D2001/RevPL1, D2003revPL1, D2004/PL1, D2005/PL1, D2006/PL1, D3001/PL1, D3101/PL1, D3102revPL2, D3103revPL3, D3104revPL2, D3105revPL2, D3106revPL2, D3107revPL2

Supporting documents

Landmark Trees Arboricultural Impact Assessment Report (ref BDA/23DWN/AIA/01) dated 17th October 2014

Bickerdike Allen Partners Design, Access and Heritage Statement dated October 2014

GEA Site Investigation and Basement Impact Assessment Report (ref J13331A) dated 16th April 2015 (issue 3)

GEA Envirocheck Report Datasheet (order number BDA/23DWN/AIA/01)

Conisbee Structural Proposals and Construction Method Statement (ref 140381/KH revP1)

Ground Movement Assessment Report (ref J13331B - issue 2) dated 16th April 2015

Geotechnical Consulting Group - Assessment of documentation submitted to support



planning application 2014/7587/P dated February 2015
Email from Geotechnical Consulting Group dated 01/05/2015 at 18:33.

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 policies 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: (8323/) D1002/RevP1, D2000/PL1, D2001/RevPL1, D2003revPL1, D2004/PL1, D2005/PL1, D2006/PL1, D3001/PL1, D3101/PL1, D3102revPL2, D3103revPL3, D3104revPL2, D3105revPL2, D3106revPL2, D3107revPL2

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work and an arboricultural method statement shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 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.

- 6 A Construction Management Statement (CMS) outlining how construction work will be carried out and how this work will be serviced shall be submitted to and approved in writing by the Council before the development commences. The development shall be carried out in accordance with the approved CMS unless otherwise agreed by the Council.

Reason: To protect the local transport network and the amenity and safety of pedestrians and other road users in accordance with the requirements of policy CS5 (Managing the impact of growth) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP20 (Movement of goods and materials) and DP21 (Development connecting to the highway network) 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 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



Ed Watson
Director of Culture & Environment