

Mr Moein Memari
SMD Architects Ltd
2 Newmarket Avenue
Northolt
London
UB5 4HA

Application Ref: **2015/1280/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

22 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
84 A West End Lane
London
NW6 2LX

Proposal:
Erection of single storey ground floor rear extension and excavation of single storey lower ground floor rear extension.
Drawing Nos: Site location plan PL001, PL002, PL003B, PL004, PL005B, PL006, PL007B, PL008, PL009B, PL010, PL011, PL012, PL013, PL014, 15089/GA/100, 15089/SE/200, Design and access statement by SMD Architects, Basement Impact Assessment by Axiom Structures dated June 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 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: Site location plan PL001, PL002, PL003B, PL004, PL005B, PL006, PL007B, PL008, PL009B, PL010, PL011, PL012, PL013, PL014, 15089/GA/100, 15089/SE/200, Design and access statement by SMD Architects, Basement Impact Assessment by Axiom Structures dated June 2015.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension is considered to be subordinate to the scale of the host building and the design and materials are appropriate for the area. The location of the extension in the rear garden means the development would not be visible from the public realm.

Although the extension would take up outdoor amenity space, an adequate area of garden space will still be retained.

Adjoining properties have large and wide glazing at rear ground floor level ensuring the proposal will not have an unacceptable impact on light or outlook. No side facing windows are proposed and the existing boundary treatment will be retained ensuring that the proposal would not affect the amenity of any adjoining and nearby properties.

In order for the lower ground floor extension to be accommodated the works will involve excavation of the ground. This is considered to be acceptable and would maintain the structural stability of the host building and adjacent buildings. Notwithstanding the limited extent of excavation required, a Basement Impact Assessment has been produced by Axiom Structures, in accordance with CPG4. The author of the BIA has been confirmed as Andrzej Plocieniak with MSc CEng and MIStructE qualifications. The results of both screening and scoping indicate that no further investigation is required in terms of site investigation and study.

The assessment states that the development proposed is not expected to have an adverse impact upon the local groundwater regime and no specific mitigation measures are advised. Further, although the site is located in an area that has suffered a previous flood event, the excavation works are limited and also the use of permeable materials will mitigate flooding. The assessment carries on to state that 'ground water flow will not be affected by the proposed basement and that any migration of water within the clay is negligible' due to the position and extent of the existing foundations within the clay as existing.

Given the extent and depth of excavation required and its proximity to neighbouring properties and location in a conservation area, it is recommended that the Council's standard condition, monitoring by a qualified structural engineer, be included in any consent. In summary the proposed excavation of the basement is considered acceptable in accordance with policies: CS5 and DP27 of Camden's LDF.

No objections have been received prior to making this decision. The site's history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead Conservation Area, under s.72 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 DP22, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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



Ed Watson
Director of Culture & Environment