

Mr Sebastian Sandler
Xul Architecture
33 Belsize Lane
London
NW3 5AS

Application Ref: **2015/1718/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

3 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Platt's Lane
London
NW3 7NL

Proposal: Excavation of single storey front lightwell and installation of external first floor front waste pipe.

Drawing Nos: 15_05-SP-00-00, 15_05-EX-01-00, 15_05-EX-02-01, 15_05-EX-03-00, 15_05-EX-04-00, 15_05-EX-05-00, 15_05-EX-06-00, 15_05-PA-01-01, 15_05-PA-02-02, 15_05-PA-03-00, 15_05-AR-05-01, 15_05-PA-05-02, 15_05-PA-06-00, Basement Impact Assessment Ref: 2121A by Concept Consultancy dated March 2015, and Letter from Geotechnical Consulting Group dated 23/02/2015.

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 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: 15_05-SP-00-00, 15_05-EX-01-00, 15_05-EX-02-01, 15_05-EX-03-00, 15_05-EX-04-00, 15_05-EX-05-00, 15_05-EX-06-00, 15_05-PA-01-01, 15_05-PA-02-02, 15_05-PA-03-00, 15_05-AR-05-01, 15_05-PA-05-02, 15_05-PA-06-00, Basement Impact Assessment Ref: 2121A by Concept Consultancy dated March 2015, and Letter from Geotechnical Consulting Group dated 23/02/2015.

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.

- 5 No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. The approved CMP shall be kept on site and adhered to throughout the construction period. The CMP shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoardings
 - v. measures to control the emission of dust and dirt during construction
 - vi. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - vii. measures to reduce noise during construction

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The hedge to the front boundary and the tree in the front garden of the site shall be reinstated in accordance with the approved drawings immediately following completion of the development.

If, within a period of 5 years from the completion of the development, the hedge or tree dies, are removed or become seriously damaged or diseased, they shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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.

Informative(s):

- 1 Reason for Granting:

The proposed lightwell would be located immediately adjacent to the bay element on the front elevation. It would extend 0.8m - 1.8m forward of the front elevation, which is considered to be subservient to the scale of the building. The proposal would maintain an adequately sized front garden, including landscaping to the front of the lightwell, which would screen it from street views. The lightwell would be secured with a flat cast iron grille, in keeping with the other lightwells in the area. The front elevation of the building would be extended down into the lightwell and finished with doors and windows that matched those on the ground floor. As such the proposal is considered to maintain the appearance of the building and the character of the area.

The applicant has submitted a basement impact assessment which is considered to adequately demonstrate that the proposal would not have an unacceptable impact on ground/surface water flows or the structural stability of the building and adjoining properties. Given the limited scale of the excavation works, the presence of a basement the same depth as the lightwell to the rear of the site, and the distance of the works from adjoining buildings, site investigations or an independent review were not considered to be necessary. As the site is located within a conservation area, the subject building is a positive contributor to the CA, and there is limited space on site for construction materials or waste, supervision of the excavation by an appropriate qualified engineer and a construction

management plan are required by condition to minimise disruption to the building and adjoining properties.

The proposal requires the temporary removal of the front hedge and one small tree in the front garden. The applicant has indicated that this landscaping would be reinstated immediately following completion of the works. The tree would be in a slightly different location, which is considered to be inconsequential. A condition is included requiring that the hedge and tree be reinstated immediately following construction works. The condition will also require their replacement if they should die or be removed within 5 years.

The front wastepipe would run from the roof of the ground floor entrance porch up to, and through, the eaves at first floor level. While this will cause some harm to the appearance of the building, the length of the pipe has been kept to a minimum and other similar pipes exist on the front façade of dwellings in the vicinity of the site. The pipe cannot be located elsewhere because it serves a bathroom that shares a wall with the adjoining semi-detached building. As such the proposal is not considered to cause undue harm to the appearance of the building or the character of the conservation area.

Due to the lightwells size and location below ground, and the pipes minimal dimensions, they would not harm the amenity of any adjoining residential occupiers in terms of loss of light, loss of outlook, sense of enclosure, loss of privacy or the like.

Objections have been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the 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.

- 2 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 5.18, 7.4, 7.6 and 7.8 of the London Plan 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.
- 3 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).
- 4 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these

standards may result in damage to the tree(s) and may result in legal action by the Council.

- 5 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 Noise and Licensing Enforcement Team, 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