

Mr. David Mercer
DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2014/6309/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

14 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
57 Cotleigh Road
London
NW6 2NN

Proposal: Excavation of single storey basement extension with rear lightwell and erection of single storey ground floor rear infill extension.

Drawing Nos: 1859-01, 1859-02, 1859-03-A, 1859-04-B, 1859-05-A, 1859-06, Design & Access Statement by DVM Architects Ltd dated 07/10/14, Geo-Environmental Interpretative Report Ref: GENV/5016 by Chelmer Consultancy Services dated 17/03/15, Addendum to Basement Impact Assessment Ref: BIAADD/5013 by Chelmer Consultancy Services dated August 2015, Basement Impact Assessment Ref: BIA/5013 by Chelmer Consultancy Services dated March 2015, Basement Impact Assessment Method Statement Letter Ref: SO699 from Stroud Associates Ltd dated 25/06/15 and Letter from Keith Gabriel of Chelmer Consultancy Services dated 15/07/15.

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: 1859-01, 1859-02, 1859-03-A, 1859-04-B, 1859-05-A, 1859-06, Design & Access Statement by DVM Architects Ltd dated 07/10/14, Geo-Environmental Interpretative Report Ref: GENV/5016 by Chelmer Consultancy Services dated 17/03/15, Addendum to Basement Impact Assessment Ref: BIAADD/5013 by Chelmer Consultancy Services dated August 2015, Basement Impact Assessment Ref: BIA/5013 by Chelmer Consultancy Services dated March 2015, Basement Impact Assessment Method Statement Letter Ref: SO699 from Stroud Associates Ltd dated 25/06/15 and Letter from Keith Gabriel of Chelmer Consultancy Services dated 15/07/15.

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

Informative(s):

- 1 Reason for granting permission:

The proposed basement extension would be located entirely within the original footprint of the building with a modestly sized rear lightwell, resulting in minimal external change to the site appearance. The rear facade would be finished with matching fenestration and materials. The applicant has demonstrated, and it has been independently verified, that the proposal would not have an unacceptable impact on ground/surface water flows or the structural stability of the building and adjoining properties. Due to its size and location below ground, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

The proposed single storey ground floor rear infill extension is considered to be subordinate in scale and location to the host building. The roof of the extension would slope from the side return down to the boundary, resulting in a 2.5m wall along the neighbouring rear garden, which is not considered to be excessive. While the proposal would be a fully glazed conservatory style extension, not in keeping with the materials of the existing building, given its lack of visibility and that the site is not located in a conservation area, this is not considered to be reason to refuse

the application. The proposed extension would not be visible from any public place, would not require the removal of any trees, and would maintain an adequately sized rear garden. Due to its limited height on the boundary the rear extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

While the proposed basement bedroom would have poor light and outlook, this is an area where people tend to spend less waking time, and as such not sufficient reason to refuse the application.

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.

As such, the proposed development is in general accordance with policy CS5 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. The proposed development also accords with policies 5.18, 7.4, and 7.6 of the London Plan 2015 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 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.
- 4 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment