

Mr Ian Donohue
Southern Planning Practice
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

Application Ref: **2015/0914/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

7 September 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Chalcot Square
London
NW1 8YB

Proposal:
Works to the front of the property including a basement extension; changes to front boundary wall; new gate; new stone paving and internal alterations.

Drawing Nos: CS 01 FG Rev B; CS 02 FG Rev B; CS 03 FG Rev A; CS 05 FG Rev C; CS 06 FG Rev B; Location Plan Scale 1:1250; Block Plan Scale 1:500; Geo-Environmental Interpretive Report (ref: GENV/4915) dated 26/01/2015; Basement Impact Assessment Engineering Method Statement (ref: 12542) Rev 0 dated 29/01/2015; Design Access and Heritage Statement 2 Chalcot Square.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 CS 01 FG Rev B; CS 02 FG Rev B; CS 03 FG Rev A; CS 05 FG Rev C; CS 06 FG Rev B; Location Plan Scale 1:1250; Block Plan Scale 1:500; Geo-Environmental Interpretive Report (ref: GENV/4915) dated 26/01/2015; Basement Impact Assessment Engineering Method Statement (ref: 12542) Rev 0 dated 29/01/2015; Design Access and Heritage Statement 2 Chalcot Square.

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

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development and full details of the green roof must be submitted. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, 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 ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 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.

- 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 The proposed basement extension, shown as 'Proposed lower ground, front only' on drawing no. CS 01 FG Rev B, shall only be used as ancillary accommodation in connection with the main dwelling and not as a separate or independent unit.

Reason: The basement proposed would not provide an adequate standard of living accommodation as an independent residential unit which would be contrary to policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetimes homes and wheelchair housing) of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission.

This application relates to a mid-18th century terraced grade II listed house within the Primrose Hill Conservation Area. The building has an existing lower ground floor with a lightwell and basement in the front garden.

The basement would be extended to the front boundary of the property and its depth would be increased. In support of the basement development a Basement Impact Assessment (BIA) by Green Structural Engineering has been submitted along with a Geo-Environmental Interpretive Report by Chelmer Consultancy Services. Both documents follow the CPG4 (Basements and Lightwells) screening and scoping approach to assessing the likely impact of the basement development and were independently audited by Campbell Reith who found the details acceptable. The basement would be located within London Clay and the surrounding slopes are stable; groundwater will not be affected by the excavation and variations to the groundwater regime are unlikely to occur; the Ground Movement Analysis indicated that Burland Damage Category of 1 (very slight) may occur, this assessment will be revised during the Party Wall process; the monitoring procedures during excavation and construction are considered acceptable; construction provisions are proposed to overcome potential flooding from a rainfall event and mitigation measures are proposed to minimise any effect on adjacent properties. It is therefore considered that the proposal demonstrates sufficient certainty to meet the requirements of DP27 and CPG4.

The basement extension would provide additional habitable living space for the main dwelling which is acceptable, subject to a planning condition restricting its use as ancillary accommodation in connection with the main dwelling and not as a separate or independent unit.

The proposed external works include the paving over of the front garden area, the

raising of the front wall and a new gate. The front boundary works would match the materials and design of the neighbouring properties. On this basis, the proposal would not harm the special interest of the listed building and it would enhance the character and appearance of the conservation area.

Due to the nature of the proposal, being subterranean development and front boundary works, it would not result in any harm to the residential amenity of neighbouring occupiers.

No objections have been received and the sites planning history was taken into account when coming to this decision.

Special regard has been given to the desirability of preserving the listed building, under s.66 of the Listed Buildings and Conservation Areas Act 1990, and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990, both as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, 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 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 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.
- 4 The applicant is advised that they will need to apply for Highway Licences as the proposed development includes work on the edge of the Highway and parking bays may need to be suspended to facilitate the build. More information can be found on the link below:

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

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