

Mr Alex Efstathiou
Dig For Victory
20 Mortlake High Street
London
SW14 8JN

Application Ref: **2014/6247/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

2 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
65 Goldhurst Terrace
London
NW6 3HB

Proposal:

Excavation to enlarge existing basement including enlarged front lightwell and relocated access stairs, and new rear lightwell.

Drawing Nos: Site Location Plan; E-01; P-01; 4402 01 Rev A; 02 Rev A; 03 Rev A; Design and Access Statement by Dig for Victory dated 7th September 2014; Basement Impact Assessment by Dig for Victory dated 7th September 2014; Basement Impact Assessment by Stephen Buss Environmental Consulting Ltd; Hydrological Assessment and Flooding Risk Report by Dig for Victory dated September 2014; Site Investigation Report by Chelmer Site Investigations dated 12th August 2014; Structural Design Calculation by MMP Design dated October 2014; Letter from MMP Design confirming appointment dated 20th April 2015; Sustainability Statement by Dig for Victory; Construction Management Plan by Dig for Victory dated August 2014

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: Site Location Plan; E-01; P-01; 4402 01 Rev A; 02 Rev A; 03 Rev A; Design and Access Statement by Dig for Victory dated 7th September 2014; Basement Impact Assessment by Dig for Victory dated 7th September 2014; Basement Impact Assessment by Stephen Buss Environmental Consulting Ltd; Hydrological Assessment and Flooding Risk Report by Dig for Victory dated September 2014; Site Investigation Report by Chelmer Site Investigations dated 12th August 2014; Structural Design Calculation by MMP Design dated October 2014; Letter from MMP Design confirming appointment dated 20th April 2015; Sustainability Statement by Dig for Victory; Construction Management Plan by Dig for Victory dated August 2014.

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

- 4 Prior to commencement of development details of measures proposed to reduce surface water runoff from the site and to minimise the risk of harm to occupiers from surface water flooding, shall be submitted to and approved in writing by the local planning authority. Such measures shall be based on a 1:100 year event with 30% provision for climate change. All proposed measures shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the building and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The basement construction shall be carried out in accordance with the Structural Design Philosophy hereby approved.

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

In terms of design, the existing building has an external staircase with glass balustrading at the front leading down to a basement boiler room. The proposal would remove the staircase to create a lightwell for the proposed basement. The proposed lightwell would have metal railings which are fairly discrete and similar boundary treatments can be found elsewhere in the street. The fenestration to the basement room would match the fenestration above, but due to its location would be largely obscured from public view. At the rear the only manifestation of the basement would be a lightwell along side the existing extension.

The visible manifestation of the proposed basement is limited, and similar in nature to other historic means of access to basements and later basement development in the street. As such the proposal is considered to have a limited impact on the character or appearance of the South Hampstead Conservation Area.

The proposed basement would extend approximately 2.5m in front of the front elevation and relocate an existing external basement staircase away from the house to open up a lightwell to the front basement bedroom. At the rear the basement would sit beneath the existing rear extension, with the addition of a lightwell to the side of the extension.

The proposed basement would measure approximately 25m x 5.3m and be mainly under the footprint of the existing building. The basement would have a depth of approximately 3.5m (when measured externally) and provide additional residential floorspace and a bike store for the flat above. The applicant has submitted a Basement Impact Assessment supplemented by a Structural Design Philosophy and a construction method statement. The BIA considers that the impact on neighbouring structures is likely to be category 1 (very slight) on the Burland scale in line with CPG4. The author of the structural design philosophy is referred to as having Chartered Engineer qualifications and is a Member of the Institute of Structural engineers, which is consistent with the CPG recommendation. Given the scale of the proposal works it is considered appropriate for a suitably qualified engineer to monitor the proposed works, and the applicant have provided confirmation from MMP Design that they will oversee all critical aspects of the development.

The proposed basement would not extend below the surface of the water table and would not increase the amount of hard surfacing on site. The site is not close to any water courses, and the BIA does not consider the proposal to have an impact on ground water. The applicant has submitted a flood risk strategy which confirms that the site is within an area of constraint for surface water. The applicant has stated that measures to limit the impact of such risks include that the additional

space would be used predominantly for recreational and ancillary use to the flat at ground floor, use of low level upstands around lightwells; surface water dual pumps to basement with high level alarm and battery back-up; and a Sustainable Urban Drainage System (SUDS) will be implemented to hardstanding areas wherever possible. Due to the acknowledged historic flood risk arising from surface water activity it is considered appropriate to include a condition requiring details of all SUDS and flood risk minimisation measures prior to commencement of work.

The BIA and supporting information cover the three main issues referred to in CPG4 'Basements and Lightwells'. It is considered that collectively they demonstrate that the cumulative impact of the proposed development on the structural stability of neighbouring buildings and the water environment would not be significant.

- 2 The applicant has submitted a construction management plan. Transport officers consider this acceptable due to the scale of the proposal and existing vehicular access to the site. It is considered necessary to secure a financial contribution of £2,903.56 to repair any damage to the public highway as part of a section 106 agreement in line with policy DP21.

Given that the proposal is accommodated wholly below existing ground level it is not considered that the proposal would have an unacceptable impact on the amenity of adjoining or nearby occupiers by way of loss of light, sense of enclosure, loss of outlook, loss of privacy or the like.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP20, DP21, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.13, 6.3, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 32, 56 -66, 94, 99-104 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 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.
- 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.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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