

Mr. Kieran Rafferty  
KR Planning  
183 Seafield Road  
Bournemouth  
BH6 5LJ

Application Ref: **2015/3120/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

11 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**10 A Belmont Street**  
**London**  
**NW1 8HH**

Proposal: Excavation of swimming pool within approved basement level occupying same footprint as previous application reference 2014/5502/P.

Drawing Nos: 150420-A(GA)090 Proposed Basement, 150420-A (GA) 300 Proposed Section AA, 150420 - A(GA)301 Proposed Section BB, 150420- A(GA)302 Proposed Section CC, 150420- A(SO)001 Site Plan, 150420-A(SO)300\_Consented Section A-A, 150420-A(SO)301\_Consented Section B-B, 150420-A(SO)302\_Consented Section C-C, 150420-A(SO)403 Consented Basement, Basement Impact Assessment and Construction Management Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

150420-A(GA)090 Proposed Basement, 150420-A (GA) 300 Proposed Section AA, 150420 - A(GA)301 Proposed Section BB, 150420- A(GA)302 Proposed Section CC and 150420- A(SO)001 Site Plan.

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

- 3 The development shall be carried out in accordance with the Basement Impact Assessment 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.

- 4 The development shall be carried out in accordance with the Construction Management Statement hereby approved.

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.

#### Informative(s):

- 1 Reasons for granting permission:

The application is for the construction of an extension to the existing basement approved under planning permission 2014/5502/P (Excavation for basement level beneath rear service yard). The basement extension would be located under the approved rear ground floor extension (currently under construction) and part of the existing service yard and would have a similar footprint as previously approved. It would entail an excavation of approximately 5.5m (1.57m further down internally from the 3.55m already approved) below the existing ground floor level over the footprint of the extension with an internal head height of 3.57m proposed within the gym area.

The basement extension would provide approximately 239.7sq.m of additional gross internal floorspace of office accommodation including office staff dining and gym area, refuse store, storage, toilet facilities and pump rooms. The access into the proposed basement would be through the main stairs and lifts from within the

10A Belmont Street office space, which connect the basement and ground floor.

The proposal would not involve the construction of any lightwells or window openings. The extended basement element would be located entirely beneath the approved extension and part of the rear service yard and would not be visible in views from Belmont Street, the rear service yard or neighbouring properties. Given no external changes are proposed, the external appearance of the building and rear service yard would remain unchanged to that already approved under planning permission 2014/5502/P.

The proposed extended basement floor level, by virtue of its location, size and design, is considered to be subordinate and ancillary to the main building and site as a whole and would have no adverse impact on the character and appearance of the area.

A Basement Impact Assessment (BIA) has been submitted which fully considers the impact of the development on subterranean (groundwater) flow, slope stability, and surface runoff and flooding. The level and nature of the information submitted in the BIA is sufficient to demonstrate that the proposal would not cause any significant harm to the built and natural environment and local amenity or result in flooding or ground instability.

Given no external changes are proposed and the scope and nature of the development at basement floor level, the proposal would have no adverse impact on the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

The application site is located within a Controlled Parking Zone (CPZ) which restricts on-street parking on the surrounding roads. It has a PTAL rating of 6a which indicates that it has an excellent level of accessibility by public transport. A Construction Management Statement has been submitted in support of the application which sets out measures to mitigate any adverse impacts of the development. This has been reviewed by the Council's Transportation Section who are satisfied with its content. A condition has been attached to this permission requiring the development to be carried out in accordance with the Statement provided.

Neighbouring properties have been consulted on the application. No objections have been received. The planning history of the site and surrounding area and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS8 and CS14 of the London Borough of Camden Local Development Framework Core Strategy; policies DP13, DP23, DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies; Camden Planning Guidance CPG1 and CPG4; policies 4.2, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; 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 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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 5 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.

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