

Mr. Michael Quinnen
Indigo Blue Works Ltd
124 Alexandra Road
London
SW19 7JY

Application Ref: **2015/0561/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

25 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
106 Savernake Road
London
NW3 2JR

Proposal:

Excavation of a basement extension to a ground floor flat to provide additional living space with front, side and rear lightwells and landscaping in the front garden.

Drawing Nos: Site Location Plan Scale 1:1250 dated 26/11/2014; Site Plan Scale 1:200 dated 26/11/2014; 2546 Rev 0; 2547 Rev 2; 2577 Rev 0; Basement (2) dated 01/06/2015; Section 01 (2) dated 01/06/2015; CMTP - 106 Savernake Road; Design and Access Statement; Basement Structural Method Statement Rev 2 dated 28/09/2015; Email dated 05/11/2015 from Michael Quinnen.

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 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 Scale 1:1250 dated 26/11/2014; Site Plan Scale 1:200 dated 26/11/2014; 2546 Rev 0; 2547 Rev 2; 2577 Rev 0; Basement (2) dated 01/06/2015; Section 01 (2) dated 01/06/2015; CMTP - 106 Savernake Road; Design and Access Statement; Basement Structural Method Statement Rev 2 dated 28/09/2015; Email dated 05/11/2015 from Michael Quinnen.

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 no later than the end of the planting season following completion of the development or prior to the occupation for the permitted use of the development. 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 no 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 policy 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 shall be used as additional living accommodation in connection with the main ground floor flat 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.

Informative(s):

- 1 Reasons for granting permission.

This application relates to a ground floor flat located within the Mansfield Conservation Area. The proposal is for a basement extension to provide additional living space and lightwells to the front, side and rear.

In support of the basement development a Basement Structural Method Statement, Groundwater Assessment Report, Basement Monitoring Statement and Uplift and Movement Calculations have been submitted by Croft Structural Engineers. The 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 after the submission of revised documents and information. There is a shallow ground water level which may require dewatering to facilitate the underpinned retaining walls; the risk of surface water flooding the buildings is low; the permeability in the London Clay is low so the proposed basement should not impact on groundwater flows and the use of propping and heave protection measures would mean that building damage would be to acceptable limits and can be managed under the Party Wall Act. It is therefore considered that the proposal demonstrates sufficient certainty to meet the requirements of DP27 and CPG4.

The room sizes, internal height, layout and provision of light and outlook through lightwells would result in an adequate standard of living accommodation within the basement extension.

The proposed external works include lightwells to the front, side and rear of the building. The side and rear lightwells would be concealed from view. The front lightwell would be screened by an existing low level brick wall on the front boundary. In addition, a 250mm high planting bed would be planted around the lightwell with box hedging and three dwarf acer trees would be planted behind the

front boundary wall. The landscaping scheme would result in a considerable improvement to the appearance of the front garden which is entirely covered with paved concrete slabs. Therefore, the proposal would preserve and enhance the character and appearance of the conservation area.

Due to the nature of the proposal, being subterranean development with lightwells and landscaping, it would not result in any harm to the residential amenity of neighbouring occupiers.

The site's planning and appeal history has been taken into account when coming to this decision. One objection was received from an adjacent occupier based on the increase of use to communal drains; noise and disturbance from construction; issues with subsidence and harm to the balance of the semi-detached pair. This objection was duly taken into account prior to making this decision. Thames Water has not objected to the proposal and any disturbance during construction will be guided by Environmental Health under separate legislation. A comment was received from Mansfield CAAC and they are in support of the revisions to the landscaping scheme.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (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 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.

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