

Mrs Ronit Conforti-Brinkmann
Treatment Architecture Ltd
11 Woodberry Crescent
London
N10 1PJ

Application Ref: **2014/6787/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

7 December 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
156 A Goldhurst Terrace
London
NW6 3HP

Proposal:

Excavation of basement with front and rear lightwells, erection of a rear extension following the demolition of the existing rear extension, the formation of a side door to front facade, and replacement windows at front ground floor level to ground floor flat

Drawing Nos: Site Location Plan 00; 01 Rev 02; 02 Rev 02; 03 Rev 02; 04 Rev 02; 05 Rev 02; 06 Rev 02; 07 Rev 02; 08 Rev 02; 09 Rev 02; 10 Rev 02; 11 Rev 02; 12 Rev 02; 13 Rev 02; 14 Rev 02; 15 Rev 02; 16 Rev 02; Design and Access Statement dated October 2014; Basement Impact Assessment Rev 1 by ESI dated July 2014; Basement Structural Method Statement by Croft Structural Engineers dated 7th April 2014; Basement Structural Method Statement by Croft Structural Rev 1 Engineers dated 28th June 2015; Basement Structural Method Statement Rev 2 by Croft Structural Engineers dated 28th August 2015; Basement Structural Method Statement Rev 3 by Croft Structural Engineers dated 21st October 2015; Review by Ground and Project Consultants Ltd dated 16th June 2015; Method Statement by Pibworth Associates dated 18th June 2015; BIA Audit by Campbell Reith dated August 2015; BIA Audit by Campbell Reith dated October 2015; BIA Audit by Campbell Reith dated November 2015.



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 00; 01 Rev 02; 02 Rev 02; 03 Rev 02; 04 Rev 02; 05 Rev 02; 06 Rev 02; 07 Rev 02; 08 Rev 02; 09 Rev 02; 10 Rev 02; 11 Rev 02; 12 Rev 02; 13 Rev 02; 14 Rev 02; 15 Rev 02; 16 Rev 02; Design and Access Statement dated October 2014; Basement Impact Assessment Rev 1 by ESI dated July 2014; Basement Structural Method Statement by Croft Structural Engineers dated 7th April 2014; Basement Structural Method Statement by Croft Structural Rev 1 Engineers dated 28th June 2015; Basement Structural Method Statement Rev 2 by Croft Structural Engineers dated 28th August 2015; Basement Structural Method Statement Rev 3 by Croft Structural Engineers dated 21st October 2015; Review by Ground and Project Consultants Ltd dated 16th June 2015; Method Statement by Pibworth Associates dated 18th June 2015; BIA Audit by Campbell Reith dated August 2015; BIA Audit by Campbell Reith dated October 2015; BIA Audit by Campbell Reith dated November 2015.

Reason:

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

- 4 The flat shall not be occupied until the green roof as shown on the approved plans is implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 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 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.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The existing rear extension would be replaced by a shallower full width extension. The proposed extension would be stepped to allow for a terrace facing the proposed rear lightwell, and not project as far from the house as the neighbouring rear additions. It would be relatively lightweight with sliding doors and a green roof. The extension would allow for the retention of a reasonably sized garden and would be subordinate to the host building. The majority of the properties on this side of Goldhurst Terrace have been variously altered at the rear, as such, the proposed extension is not considered harmful to the character or appearance of the host building or conservation area. There is an extant permission for the same

extension (2014/5288/P), including the replacement windows and insertion of door to the front recess, but without a basement. This was not considered to raise any amenity issues.

The new basement would be under the entire footprint of the building and extend under and into the garden. A lightwell is proposed at the front of the building measuring 4m wide and extending 1m in front of the bay, set back from the front boundary wall by 5.4m and covered by a grille to reduce its visual impact. At the rear, an open lightwell is proposed measuring 3.2m x 3.57m with glass balustrading and steps leading up to the garden. The lightwell would only be visible from the upper floors of the neighbouring buildings. As such the proposed basement works are not considered harmful to the appearance of the host building or the conservation area.

The proposed basement would measure approximately 22m x 8m externally (166m²) and would be constructed to a depth 4.3m below existing ground level. The application was accompanied by a Basement Impact Assessment that has been compiled by suitably qualified professionals.

The Basement Impact Assessment which was independently reviewed by external auditors Campbell Reith, who requested further information regarding ground movement assessment and damage assessment. The applicant submitted further information and Campbell Reith now accept that the predicted category of damage should not exceed Burland Category 2 and acknowledge that a movement monitoring regime has been proposed which should be agreed with the Party Wall Surveyor. They conclude that the submitted documentation has identified the likely impacts from basement construction and proposes suitable mitigation.

As such, the applicant has demonstrated that the basement element of the proposal will not have an adverse impact on the built or natural environment and the proposal is considered to comply with policy DP27 (Basements and lightwells) and CPG4 (Basements).

One objection was received following statutory consultation and duly considered. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP23, DP24, DP25, DP26, DP27 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.11, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 You are advised that this proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £6,850 (137sqm x £50) for the Mayor's CIL and £68,500 (137sqm x £500 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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