

Mr John Roberts
MWAI
48 Broadley Terrace
London
NW1 6LG

Application Ref: **2015/6118/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

29 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Compayne Gardens
London
NW6 3DL

Proposal:
Alterations to the rear ground floor window and lower ground floor french doors, lowering of the existing lower ground floor and external patio and associated works to rear garden.

Drawing Nos: OS 01; EX 01; EX 11; PL 11; PL 12; PL 13; GA/01 P2; 6724/03 A; 6724/04 A; 6724/07 A; Design and Access Statement ref 074 CMP DA; Heritage Statement; Basement Impact Assessment Report ref J12422 dated October 2015 by Southern Testing; Structural Feasibility Statement dated October 2015 by Bird Associates.

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: OS 01; EX 01; EX 11; PL 11; PL 12; PL 13; GA/01 P2; 6724/03 A; 6724/04 A; 6724/07 A; Design and Access Statement ref 074 CMP DA; Heritage Statement; Basement Impact Assessment Report ref J12422 dated October 2015 by Southern Testing; Structural Feasibility Statement dated October 2015 by Bird Associates.

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

- 4 The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment Report ref J12422 dated October 2015 by Southern Testing and Structural Feasibility Statement dated October 2015 by Bird Associates hereby approved. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies, they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations are subordinate in scale and location to the host building and of an appropriate design by virtue of their size and materials. They would preserve the character and appearance of the host building and the conservation area. There would be no harm to the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The basement impact assessment report submitted is considered acceptable as it

demonstrates that the excavation works (for lowering the floor and patio by approx. 0.5m depth) will not harm hydrology or land stability of the surroundings, subject to the proposed structural methodology and mitigation measures of underpinning, pumping and monitoring of neighbouring properties.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character of the conservation area. 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 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 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; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

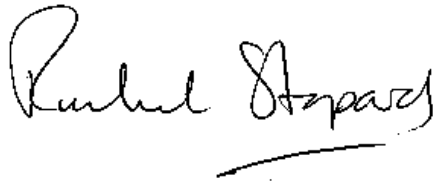
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment