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Application Ref: **2015/5206/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

2 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
267 Eversholt Street
London
NW1 1BA

Proposal:
Excavation to create basement level, ground floor rear extension and single storey outbuilding to the rear to enlarge the retail shop (retrospective).

Drawing Nos:
15135-X-OS, 15135-X-100, 15135-X-200, 15135-X-300, 15135-X-201RevA, 15135-10-100RevA, SE-SK-01, Basement Impact screening report by Geo-Environmental, basement statement by H & D partners dated 2/1/16, design philosophy by H & D Partners DP-01, Retaining wall analysis sheet 01.

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 shall be carried out in accordance with the following approved plans:



15135-X-OS, 15135-X-100, 15135-X-200, 15135-X-300, 15135-X-201RevA, 15135-10-100RevA, SE-SK-01, Basement Impact screening report by Geo-Environmental, basement statement by H & D partners dated 2/1/16, design philosophy by H & D Partners DP-01, Retaining wall analysis sheet 01.

Reason:

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

- 2 The roof of the extension hereby approved shall not be used as a roof terrace, access shall not be allowed onto the roof unless for maintenance or emergency reasons only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting.

The basement with lightwell, ground floor rear extension (following removal of existing extension) and outbuilding are considered to relate well to the host building and is considered to be of an appropriate design. The properties on the terrace of Eversholt Street have been substantially extended to the rear on ground and upper floor levels.

During the site visit it was noted by the case officer that extensions have been erected at first and second level which do not have the benefit of planning permission. These extensions do not form part of the current application and are subject to a separate enforcement investigation. The proposals are considered to conserve the character and appearance of the host building, street scene or the Camden Town Conservation Area. The extensions and outbuilding are no taller than single storey above ground level and are considered subservient to the 4 storey host property. The materials to match existing are considered to complement the host and surrounding buildings. The terrace is located on the rear façade set back from public viewpoints which has limited visibility within the conservation area, and is considered to be of an appropriate size, and design.

The floor area of the rear is fully taken up from the development, however this is considered acceptable due to the commercial nature of the ground floor in that it would be ancillary to the existing premises and not taking up valuable amenity space connected to a residential property. This type of arrangement is established on this terrace of Eversholt Street.

In support of the basement development a Basement Impact Assessment (BIA) with revisions by Geo-Environmental and additional drawings and information by H

& D Partners was submitted. These documents follow the CPG4 (Basements and Lightwells) to assessing the likely impact of the basement development. Independent assessors Campbell Reith concluded that the submissions is limited due to its retrospective nature but is limited to potential impacts on the water environment and long term stability. Structural philosophy and calculations for the basement have subsequently been provided to demonstrate adequate support and that no trees were removed or otherwise affected by the basement construction. The surrounding slopes to the development site are stable and it is accepted by Campbell Reith that there are no potential impacts to subterranean and surface water flows from the basement construction. It is therefore considered that the proposal demonstrates sufficient certainty to meet the requirements of DP27 and CPG4.

The ground floor rear extension would not impact on the amenity of the neighbouring properties, adjoining No.269 (north side) and No.265 are both commercial properties on the ground floor and have rear extensions. No.269s rear area is overgrown with vegetation and trees behind their rear extension whilst No.265 has a similar rear extension/outbuilding to the rear. Due to the flat roof of the rear extension, it would be conditioned that it would not be used a roof terrace to protect the amenity and privacy of the adjoining neighbours. Due to the nature of the proposal, being subterranean development and front boundary works, it would not result in any harm to the residential amenity of neighbouring occupiers. Therefore the proposals would not harm the amenity of any adjoining residential occupiers in terms of noise, loss of light, outlook, enclosure or privacy.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

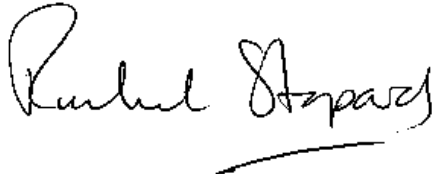
- 2 As such, the proposed development is in general accordance with policies CS1, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed 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.
- 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).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment