

Mr. Michael Neocleous
Neo Architects
8 The Drive
New Barnet
Hertfordshire
EN5 1DZ

Application Ref: **2015/2397/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

26 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
14F Avenue Road
London
NW8 6BP

Proposal:
Creation of a basement extension including lightwell within rear garden, ground floor rear extension and part infill at first floor rear level .
Drawing Nos: (Prefix 0369/98/) 101; 102; 201; 205; (Prefix 0369/00/) 002; 004; N003; N101; N111a.

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 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 (Prefix 0369/98/) 101; 102; 201; 205; (Prefix 0369/00/) 002; 004; N003; N101; N111a.

Reason:

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

- 4 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change, demonstrating 50% attenuation of all runoff . The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 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 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement 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.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012 and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not

have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

1 Reasons for granting permission.

The basement extension extends below the footprint of the existing building, the proposed single storey rear extension and part of the rear garden. The proposal would maintain adequate garden space around the lightwells. A full basement impact assessment was conducted and audited. The assessment concluded that the proposal would not have a significant impact on groundwater levels. The proposed basement will be accommodated wholly below existing ground floor level; therefore the proposal would not have any impact on the amenity of adjoining or nearby occupiers by way of loss of light, sense of enclosure, loss of outlook or, loss of privacy.

The proposed single storey rear extension is subordinate in scale and location to the host building and is of an appropriate design by virtue of the materials proposed. This extension would leave the majority of the rear garden for usable amenity space. The existing extension would be demolished and reinstated to a depth of 2.8m which is considered acceptable for a single storey rear extension and this is not considered to be detrimental to the neighbour at no. 14G Avenue Road. The first floor rear extension is considered to be an acceptable design and its positioning is unlikely to impact on the adjoined neighbours.

The proposed changes at lower ground, ground and first floor level are not considered to impact on the character or appearance of the host building, or the street scene given that the proportions are of an appropriate size and are to be located on a façade not readily visible from the wider public realm.

A Construction Management Plan and Highways contributions have been secured via a Section 106 Legal Agreement to ensure that disruption to the local area is kept to a minimum and that any repairs to the highway can be undertaken.

92 neighbours were consulted and a site notice was posted on 03/06/2015 - 24/06/2015. No objections were received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.13, 7.4, and 7.6 of the London Plan 2015; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

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 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).
- 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.

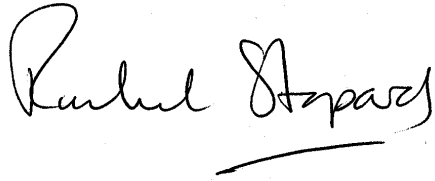
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Stopard
Director of Culture & Environment