

Mr Dominic Tuck
DT360 Services
27 Hibbert Road
Walthamstow
London
E9 5NN

Application Ref: **2016/0950/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

14 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Antrim Grove
London
NW3 4XR

Proposal:
Increase in size of basement (retrospective)

Drawing Nos: 1509-P-00; 1509-P-01 Rev. A; 1509-P-02 Rev. B; 1509-P-06; 1509-P-08
Rev. A

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1509-P-00; 1509-P-01 Rev. A; 1509-P-02 Rev. B; 1509-P-06; 1509-P-08 Rev. A.

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

- 3 Within 6 months of the date of this decision, full details of revised hard and soft landscaping in the rear garden shall be submitted to and approved in writing by the local planning authority. The works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and to allow for vegetation to grow naturally and the garden to maintain its biodiversity function for flora and fauna, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All hard and soft landscaping works approved pursuant to condition 3 shall be carried out in accordance with the approved details by not later than 12 months following the approval of the details. 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 not 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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

This application seeks retrospective permission to allow an increase in size of the constructed basement. The approved basement was an irregular shape, in order to avoid the root protection area of an off-site mature Sycamore tree at 129 Haverstock Hill; the sides of the basement were set away from the side boundaries of the application site; and the proposal involved the installation of a sedum roof above and the reinstatement of the garden towards the rear of the site.

The side walls of the constructed basement abut the side boundaries of the application site; the rear wall is squared off and no longer avoids the root protection area (the constructed basement is approximately 14sqm larger than that which was approved); and the area over the basement has been finished with a combination of decking and paved areas, with occasional planters, instead of a sedum roof and reinstated garden.

Since the previous application, permission has been granted to fell the tree at 129 Haverstock Hill (reference 2015/1532/T), due to storm damage that has occurred to the tree. On this basis, the proposal no longer has a harmful impact on a protected tree. Furthermore, the Basement Impact Assessment (BIA) addendum outlines how surface water is dealt with on-site without any increase in the peak storm water discharge. The BIA addendum also notes that new waterproofing measures have been installed in the basement.

Notwithstanding the mitigation measures outlined in the BIA addendum, CPG4 guides that sufficient margins should be left between site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally and it notes that the Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area. CPG4 also guides that basement development should provide an appropriate proportion of planted material to allow for rainwater to be absorbed and/or to compensate for the loss of biodiversity caused by the development.

The proposal, by virtue of the shape of the basement and the lack of planted material above, does not allow for natural processes to occur or for vegetation to grow naturally, and it is not considered that the garden has maintained its biodiversity function for flora and fauna. Furthermore, the existing landscaping on site (decking, paved areas, planters) does not positively contribute to the landscape character of the wider area. As such, planning permission is granted subject to a condition requiring the submission and approval of revised hard and soft landscaping details which accord with the requirements of Policies DP24 and DP27.

It is not considered that the constructed basement causes undue harm to the visual and residential amenities of nearby and neighbouring properties. No objections have been raised in relation to the works. The application site's 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

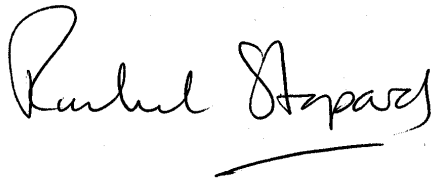
- 2 The applicant is advised, when submitting details to discharge condition 3, to look at the landscaping details approved as part of planning permission reference 2013/5428/P and the guidance within CPG4 (Basements and Lightwells).

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 the name.

Rachel Stopard
Director of Culture & Environment