

Mr Francisco Serradilla
Viewport Studio
84 Great Suffolk Street
London
SE1 0BE
United Kingdom

Application Ref: **2016/0320/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

17 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Compayne Gardens
London
NW6 3DD

Proposal:
Excavation of existing basement to lower floor by 1.2m including basement extension and rear lightwell.

Drawing Nos: Design & Access Statement, BIA Part 1 & 2, Environmental interpretative report, Underpinning Method Statement, Location Plan, 101, 102, 104, 105, 107, 108, 300, 301, 302, 304, 305, 306, 307 & 308

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 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 Design & Access Statement, BIA Part 1 & 2, Environmental interpretative report, Underpinning Method Statement, Location Plan, 101, 102, 104, 105, 107, 108, 300, 301, 302, 304, 305, 306, 307 & 308

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

- 4 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 Reasons for granting permission.

The proposed single storey basement extension to the ground floor flat would be approximately 71.3sqm in area, contained within the footprint of the host building and located beneath the rear half of the host building. A lightwell would be excavated on the southwest corner of the building providing light to the basement. Camden Councils independent basement assessors, Campbell Reith, have assessed the submitted BIA and consider it to meet criteria set out in Policy DP27 and guidance in CPG4, and therefore no detrimental impacts to the structural integrity of the host or neighbouring building are considered to result from the excavation of a basement.

The proposed basement would not be visible from the street and only the proposed rear lightwell and small flank window at basement level would be visible externally. Therefore the impact of the basement upon the character of the South Hampstead conservation area is considered to be negligible and in accordance with Policies DP24 and DP25.

The location of the basement within the footprint of the host building with the exception of the rear lightwell, provides sufficient margins to ensure no trees or mature vegetation would be impacted by the proposed basement.

The existing neighbouring amenity conditions are not considered to change as a result of the basement excavation in accordance with Policy DP26.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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.

- 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.
- 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

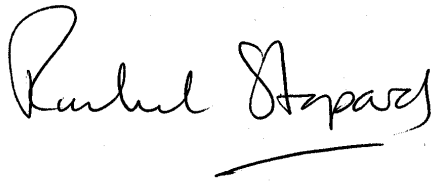
buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 Supporting Communities