

Claire Kennedy
Susan Walker Architects
15 Cromwell Road
London
SW7 2JB

Application Ref: **2015/6086/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

8 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Croftdown Road
London
NW5 1EL

Proposal: Excavation to extend basement with a front lightwell, alteration to bay window, replacement of basement window with French doors and re-landscaping of garden.

Drawing Nos: 17CR(EX)001, 17CR(EX)002, 17CR(EX)010, 17CR(EX)020, 17CR(EX) 025, 17CR(EX)026, 17CR(EX)027, 17CR(PL)110 D, 17CR(PL)210 D, 17CR(PL)260 D, 17CR(PL)261 D, 17CR(PL)262 E, SK09, SK25, SK26, SK24, SK300 Rev. C, Structural Calculations (Price & Myers), Basement Impact Assessment (Price & Myers Oct. 2015), Planning Statement (October 2015 Rev: A), Construction Method Statement, Basement Impact Assessment Report (soiltechnics), Engineer Statement (Price & Myers, 5 July 2016).

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 Detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of the covering at ground level for the front light well including plan and section at a minimum scale of 1:50.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 17CR(EX)001, 17CR(EX)002, 17CR(EX)010, 17CR(EX)020, 17CR(EX) 025, 17CR(EX)026, 17CR(EX)027, 17CR(PL)110 D, 17CR(PL)210 D, 17CR(PL)260 D, 17CR(PL)261 D, 17CR(PL)262 E, SK09, SK25, SK26, SK24, SK300 Rev. C, Structural Calculations (Price & Myers), Basement Impact Assessment (Price & Myers Oct. 2015), Planning Statement (October 2015 Rev: A), Construction Method Statement, Basement Impact Assessment Report (soiltechnics), Engineer Statement (Price & Myers, 5 July 2016).

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

- 5 The development hereby approved shall commence in accordance with the approved details of the suitably qualified chartered engineer with membership of the appropriate professional body that 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. 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 proposal seeks to lower the existing basement at the front by approximately 1.5 m and at the rear by approximately 400mm. The resulting basement is considered to be subordinate to the host property. The front lightwell would include a metal grille covering (details required by condition) and would be of a suitable size and depth to not materially detract from the appearance of the front garden. It would be suitable screened by landscaping treatment and is comparable in size to others in the road recently granted permission. The property is a positive contributor within the Dartmouth Park Conservation Area and the proposal is not considered harmful to the character or appearance of the host building or streetscene. The rear garden would be altered with a small stepped lightwell.

The proposed changes would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy. Dust and noise as a result of the development would be managed through the construction method statement submitted.

The Basement Impact Assessment has been independently verified and concludes acceptable levels of impact and suitable mitigation. As such the basement extension complies with the requirements of DP27 and CPG4.

Four neighbouring properties were consulted and a press notice and site notice were issued. No responses were received prior to making this decision. 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 2016; and paragraphs 14, 17, 56 -66, 126-141 of the National Planning Policy Framework 2012.

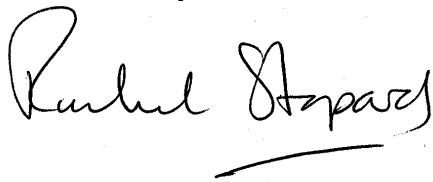
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities