

Mr Richard Symonds
6 Pandora Road
London
NW6 1TT

Application Ref: **2015/4076/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

29 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**6 Pandora Road
London
NW6 1TT**

Proposal:
Enlargement of single storey basement with creation of front and rear lightwells and alterations to existing staircase.

Drawing Nos: 01, 02, 13 Rev A, 10, 07, 13, 20, Proposed Basement Floor Plan dated June 15, Design and Access Statement, Basement Impact Assessment 14931_Rev1.02 by Soils Limited dated July 2015, GMA 1_150419 Movement of closest neighbouring property dated June 16, GMA 2, Monitoring Plan SD-12

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: 01, 02, 13 Rev A, 10, 07, 13, 20, Proposed Basement Floor Plan dated June 15, Design and Access Statement, Basement Impact Assessment 14931_Rev1.02 by Soils Limited dated July 2015, GMA 1_150419 Movement of closest neighbouring property dated June 16, GMA 2, Monitoring Plan SD-12.

Reason:

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

- 4 The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment by Soils Ltd dated July 2015; Monitoring Plan prepared by Croft Structural Engineers dated May 2015; GMA - 1 dated June 2016; GMA - 2 job number 150419 hereby approved, including inter alia the need for further pre-commencement trial excavations and pre-condition surveys, monitoring and surface water mitigation measures. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

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

- 5 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

- 6 Detailed drawings, or samples of materials as appropriate, in respect to the proposed landscaping and boundary fencing to the front of the site, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: To safeguard the amenity and outlook of future occupiers under the requirements of policy of the London Borough of Camden Local Development Framework Core Strategy policy CS6 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The basement extension hereby approved should not be used as an independent residential unit without the express consent of the Local Planning Authority.

Reason: In order that the use of the site may be properly considered in accordance with policy CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The side and rear extension approved under planning application 2015/1957/P has been substantially complete. The proposed basement will extend the existing basement under the new footprint of the dwelling. A covered lightwell is proposed to the rear and an open lightwell is proposed in the front garden expanding upon the existing stepped access to the basement level. Visible front lower ground floors is a feature along Pandora Road and Narcissus Road, a condition will secure details of appropriate front fencing and landscaping to ensure the development integrates with the proposed front elevation with the surrounding streetscene. It is considered the development would not harm neighbouring amenities or have a detrimental impact on the character and appearance of the host building

Given the nature of the proposed, with the basement only being expressed via front and rear lightwells, it would not impact on neighbour amenity in terms of daylight, sunlight, outlook or sense of enclosure.

Given the proposed uses of the rooms at basement level and that the proposed extension is an addition to the existing dwelling, the proposed light wells are

considered to provide sufficient daylight, sunlight and outlook for occupiers.

The application site has the identified underground constraints of claygate beds, subterranean groundwater flow, surface water flow and flooding and slope instability. The applicant has submitted a Basement Impact Assessment(BIA) by Soils Ltd compiled by relevantly qualified engineers. The BIA has been independently reviewed by the council's independent assessor's, Campbell Reith. The resultant final BIA audit report concludes that; ground movement is predicted to be very slight with mitigation measures proposed; the surrounding slopes to the development are stable; the proposed basement will not have an adverse effect on groundwater or impact the wider hydrogeology of the area. Hence the proposed BIA is considered acceptable and there are no adverse effects indicated.

No letter of representation was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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, DP23, 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 2016; and paragraphs 14, 17, 56-68, and 126-141 of the National Planning Policy Framework.

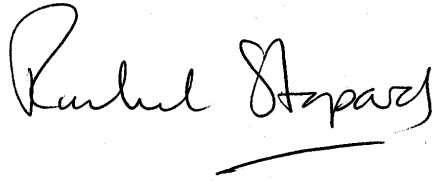
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard
Executive Director Supporting Communities