

Mr Felix Finkernagel
Finkernagel Ross Architects
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2016/0953/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

27 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
21 Boscastle Road
London
NW5 1EE

Proposal:

Erection of single storey rear extension, lowering of first floor rear window, raised side sky lantern, introduction of parapet wall to roof terrace, and enlargement of existing basement cellar to create new basement storey under house with associated new lightwell in front garden.

Drawing Nos: 21BOS-000-P2; 21BOS-001-P2; 21BOS-002-P2; 21BOS-003-P2; 21BOS-020-P2; 21BOS-030-P2; 21BOS-100-P7; 21BOS-101-P6; 21BOS-102-P6; 21BOS-103-P9; 21BOS-200-P8; 21BOS-203-P2; 21BOS-300-P9.

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: 21BOS-000-P2; 21BOS-001-P2; 21BOS-002-P2; 21BOS-003-P2; 21BOS-020-P2; 21BOS-030-P2; 21BOS-100-P7; 21BOS-101-P6; 21BOS-102-P6; 21BOS-103-P9; 21BOS-200-P8; 21BOS-203-P2; 21BOS-300-P9.

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

- 3 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 policies DP24 and DP25 Of the London Borough of Camden Local Development Framework Development Policies.

- 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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The works to the rear (namely the single storey rear extension, the steel balustrade and parapet wall above the existing rear projection, the raised sky lantern and the repositioning of a window) have already been granted planning permission on appeal on 5.7.16 reference 2016/0258/P. These elements are therefore judged to be acceptable.

The proposed enlargement of the existing basement would manifest itself at the front of the host building by the lightwell. Revised plans now omit the originally

proposed metal railings and instead show a metal grille fitted flush with the ground. The exposed area of basement would be subordinate to the host building and the design would respect the original design and proportions of the host building.

The proposal would alter the application site frontage, and no other buildings within the same terrace have front lightwells. However, the proposed lightwell is very small and modest and would be partly screened from view by the front boundary wall and landscaping within the site. Its size and discreet design covered by a grille would maintain the integrity of the existing building and is considered to be acceptable.

The new enlarged basement floor is considerably larger than the existing cellar, both in footprint and height, in order to create new habitable accommodation. However it would not extend beyond the footprint of the original building and it would only be one full storey below ground level. The application is accompanied by a Basement Impact Assessment (BIA) which has been independently audited by Campbell Reith engineering consultants in line with the requirements of CPG4. They conclude that the BIA has adequately identified the potential impacts from basement construction and proposed sufficient mitigation. Based on the expert advice from Campbell Reith, it is considered that the proposal would accord with the requirements of policy DP27 and guidance CPG4. A planning condition will require the applicant to submit details of a qualified engineer to inspect, approve and monitor the critical elements of construction works throughout their duration. Due to the nature of the works, a Construction Management Plan will be secured by a legal agreement, to mitigate the impact on the wider area.

It is not considered that the proposed basement and lightwell would cause undue harm to the residential amenities of neighbouring properties. Whilst the proposal would create additional living space, the level of additional activity associated with the host dwelling would not cause any harm.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision which have been duly taken into account prior to making this decision. The application 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4 and 7.6 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 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).

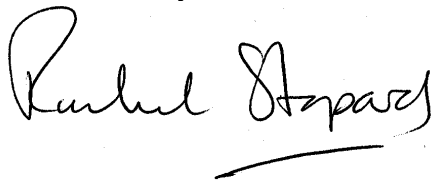
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Rachel Stopard
Executive Director Supporting Communities