

Mrs Irina Bogdanova
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17 Hill Street,
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Application Ref: **2015/5013/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

23 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
35 Greville Road
London
Camden
NW6 5JB

Proposal:

Excavation of new basement level with 3 lightwells and 3 skylights.

Drawing Nos: 71-1 Existing plans, 71-1 Existing sections, 71-1 Existing site plan, 71-1 Existing site plan with a boundary line, 71-1 Existing site plan with trees, 71-1 Proposed basement plan, 71-1 Proposed plans, 71-1 Proposed sections, 71-1 Proposed site plan, 71-1 Proposed site plan with boundary line, 71-1 Proposed site plan with trees, 71-2 Existing and proposed elevations, Basement Impact Assessment by Croft Structural Engineers dated February 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

71-1 Existing plans, 71-1 Existing sections, 71-1 Existing site plan, 71-1 Existing site plan with a boundary line, 71-1 Existing site plan with trees, 71-1 Proposed basement plan, 71-1 Proposed plans, 71-1 Proposed sections, 71-1 Proposed site plan, 71-1 Proposed site plan with boundary line, 71-1 Proposed site plan with trees, 71-2 Existing and proposed elevations, Basement Impact Assessment by Croft Structural Engineers dated February 2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed basement is considered to be a subordinate addition to the host building, which respects the proportions of the property. The basement and the associated stairs and rooflights would not be visible from the public realm and would not impact on the character and appearance of the conservation area. A Basement Impact Assessment compiled by suitably qualified engineers was submitted with the application and was externally audited, concluding that it accepted that the BIA has adequately identified the potential impacts and together with the supplementary information, provided adequate mitigation. The audit took into consideration the potential damage it would have to the neighbouring property No.37 Greville Road which is Listed.

There would not be any external change to the rear and front elevations of the property, As such the proposal would not affect the character and appearance of the conservation area nor the setting of the listed building next door.

The permission will be subject to a Highways Contribution to ensure the highway is reinstated after the works are complete. The contribution will be secured as part of

the section 106 agreement.

The development would not result in any loss of privacy or loss of light/outlook to the neighbouring occupiers due to the subterranean nature which would extend beneath the house and the rear garden.

One objection and one comment has been received in relation to this proposal and considered, and the site history has been taken into account in assessing the proposal.

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 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 and DP26 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, and 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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).
- 4 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 Noise and Licensing Enforcement Team, 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.
- 5 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

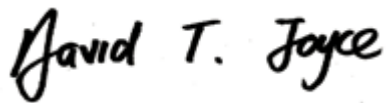
Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities