

Ms Tracey Rust  
TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
Hertfordshire WD25 8BZ

Application Ref: **2015/7005/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

31 January 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted Subject to a Section 106 Legal Agreement

Address:  
**12/12A Park Village West**  
**London**  
**NW1 4AE**

Proposal:

Extension at lower ground floor level involving excavation under former coach house, gym and courtyard including rear lightwell and insertion of 1st floor window to side elevation of coach house.

Drawing Nos: 1401/P: 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; Planning statement and heritage statement prepared by TJR Planning dated December 2015; Arboricultural impact assessment prepared by Landmark Trees dated 8th December 2015; Construction Method Statement prepared by Conisbee dated 27 May 2016; Site investigation and basement impact assessment report prepared by GEA dated May 2016; Response to Campbell Reith prepared by Conisbee dated 27 May 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: 1401/P: 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; Planning statement and heritage statement prepared by TJR Planning dated December 2015; Arboricultural impact assessment prepared by Landmark Trees dated 8th December 2015; Construction Method Statement prepared by Conisbee dated 27 May 2016; Site investigation and basement impact assessment report prepared by GEA dated May 2016; Response to Campbell Reith prepared by Conisbee dated 27 May 2016

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

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the Arboricultural impact assessment hereby approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 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.

Informative(s):

1 Reason for granting permission

The proposal is for an additional floor below both the existing coach house and the gym and courtyard immediately to the east. The basement extension is mainly under the garage block and would not have any features visible from the exterior. The basement extension would be subordinate and subservient to the main house and as such would not harm the significance of the grade II\* building.

The submitted basement impact assessment (BIA) has been independently audited. The audit confirms that the revised BIA and supporting information adequately identifies the potential impacts arising from the basement proposals and describes suitable mitigation. The predicted damage category is Burland Category 1, very slight. The audit accepts that the development would not impact on the wider hydrogeology of the area and is not in an area subject to flooding.

The proposed window would match an existing window at first floor level and is considered acceptable. Due to its orientation the window would not overlook any neighbouring properties. The internal alterations are minor in nature and would not harm any architectural or historic features of interest. The National Planning Casework Unit (NPCU) has confirmed the application does not need to be referred.

The arboricultural report submitted with the application is considered sufficient to demonstrate that the trees on the host and neighbouring sites would be adequately protected. The trial pits did not contain any significant roots and no trees would be removed to facilitate the development. The tree protection plan and arboricultural method statement are comprehensive. A condition would be included to ensure adherence to the tree protection measures.

A Construction Management Plan (CMP) would be secured via legal agreement due to the nature of the works. The footway and vehicular crossover directly adjacent to the site could be damaged as a direct result of the proposed works, therefore to allow the proposal to comply with Development Policy DP21, a financial contribution for highway works would be secured via s106.

The planning and appeal history of the site has been taken into account when coming to this decision. Advice (from the Regent's Park CAAC) and one objection were received prior to making this decision and duly taken into consideration. Please refer to the separate Consultation Summary document which addresses the written representations received.

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.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 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, CS11, CS14, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP20, DP21, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies, the London Plan 2016 and the NPPF 2012.

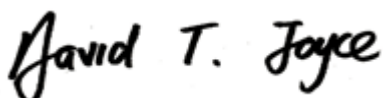
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Executive Director Supporting Communities

