

Mr Tom Scheneider
68A Mill Lane
West Hampstead
London
NW6 1NJ

Application Ref: **2016/3632/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

27 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
158 Iverson Road
London
NW6 2HH

Proposal: Creation of basement level, including rear lightwell (retrospective).

Drawing Nos: 02.100; 300.500; 03.550; 03.575; 300.600; 03.650; 03.675; Basement Impact Assessment prepared by Croft Structural Engineers dated 27.05.16; Basement Impact Assessment: Land Stability prepared by Ground and Project Consultants dated March 2016; Basement Impact Assessment: Groundwater prepared by H Fraser Consulting dated 26.05.16; Non-technical Summary - Ground Investigation Report prepared by Ground and Water Limited; Basement Impact Assessment Audit (Rev F1) prepared by Campbell Reith dated March 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 02.100; 300.500; 03.550; 03.575; 300.600; 03.650; 03.675; Basement Impact Assessment prepared by Croft Structural Engineers dated 27.05.16; Basement Impact Assessment: Land Stability prepared by Ground and Project Consultants dated March 2016; Basement Impact Assessment: Groundwater prepared by H Fraser Consulting dated 26.05.16; Non-technical Summary - Ground Investigation Report prepared by Ground and Water Limited; Basement Impact Assessment Audit (Rev F1) prepared by Campbell Reith dated March 2017.

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

Informatives:

- 1 Reasons for granting permission.

Retrospective permission is sought for a single storey basement extension and rear lightwell. The development comprises a 3 storey terraced building with an existing basement level under the front half of the building's footprint. Retrospective permission is sought for a new basement to the rear half of the building and extending to the rear by 1.2 metres to form a lightwell. The basement will extend approximately 2.8 metres in depth below ground floor level. Planning permission has already been granted under application ref. 2015/4837/P dated 12/01/16 for a front lightwell.

The basement is located below ground level and as such results in minimal change to the appearance of the building and wider Conservation Area. The works accord with the Council's preferred approach for basement development to be no deeper than one full storey. Whilst the basement extends beyond the rear of the property, this is considered acceptable given the limited depth of the proposed extension (1.2 metres).

The Basement and Impact Assessment (BIA) report submitted with the application has been independently assessed by a third party engineering firm (Campbell Reith). The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development. The report concludes that the basement works are consistent with the objectives of national policy, LDF policies CS5 and DP27, and associated guidance. It is noted that the basement was constructed prior to the satisfactory conclusion of the initial audit report queries; however subsequent party wall award information suggests that only minor, cosmetic damage has occurred to the neighbouring properties.

The basement is considered to provide a reasonable standard of accommodation. The floor to ceiling height is in keeping with the recommended head room in CPG2 and the London Plan. While the basement rooms have limited outlook this is not considered to be necessary based on their use (as a gym and games room). It is not considered that the constructed basement causes undue harm to the visual and residential amenities of nearby and neighbouring properties. As such the basement works are considered to be an acceptable addition, albeit without undergoing the correct channels for planning permission.

The lightwell is to the rear of the dwelling house and screened from public and neighbouring vantage points by the existing built form and the boundary fencing. The lightwell is not excessive in scale and has not resulted in a significant loss of openness, as such it is not considered to detract from the character and appearance of the back garden or Conservation Area.

The planning history of the site has been taken into account when coming to this decision. One objection has been received as a result of consultation raising concerns over the impacts of the size of the basement and these have been summarised in a separate consultation report.

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, policies DP22, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies; and policies A1, A4, A5, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015; and paragraphs 14, 17, 56 -66 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

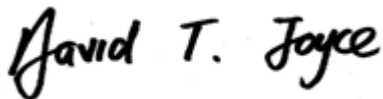
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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
Director of Regeneration and Planning