

Mrs Izabela Honeyman  
No 3 The Dell  
Woodford  
Essex  
IG8 0QL

Application Ref: **2015/5858/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

18 April 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**22 Fortress Grove**  
**London**  
**NW5 2HD**

Proposal:

Excavation of single storey basement extension below the footprint of the existing building, erection of first floor side and rear extensions, installation of replacement windows and new door to courtyard of dwellinghouse.

Drawing Nos: OS Extract; Existing Ground Floor Plan (Page 1); Existing First Floor Plan (Page 2); Existing Roof Floor Plan (Page 3); Existing Front Elevation/Side elevation (Page 4); Proposed Ground Floor Plans (Page 5); Proposed First Floor Plan and Roof Plan (Page 6); Proposed Front Elevation and Rear Elevation (Page 7); Existing and Proposed Section (Page 8); Daylight and sunlight assessment by T16 Design dated August 2016 issue 2; Geo-environmental Interpretative Report by Chelmer Consultancy Services dated September 2015; Basement Impact Assessment Issue 3 dated 28.10.16 by Ellis + Moore Consulting Engineers; letter from Ground Engineering dated 28 October 2016; Indicative Sequence of Construction drawing 15613/SW01; Ground Movement and Damage Category Assessment, ref GMA/5575 Rev A dated October 2016 by Chelmer Consultancy Services.



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 policies 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: OS Extract; Existing Ground Floor Plan (Page 1); Existing First Floor Plan (Page 2); Existing Roof Floor Plan (Page 3); Existing Front Elevation/Side elevation (Page 4); Proposed Ground Floor Plans (Page 5); Proposed First Floor Plan and Roof Plan (Page 6); Proposed Front Elevation and Rear Elevation (Page 7); Existing and Proposed Section (Page 8); Daylight and sunlight assessment by T16 Design dated August 2016 issue 2; Geo-environmental Interpretative Report by Chelmer Consultancy Services dated September 2015; Basement Impact Assessment Issue 3 dated 28.10.16 by Ellis + Moore Consulting Engineers; letter from Ground Engineering dated 28 October 2016; Indicative Sequence of Construction drawing 15613/SW01; Ground Movement and Damage Category Assessment, ref GMA/5575 Rev A dated October 2016 by Chelmer Consultancy Services.

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

- 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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment Issue 3 dated 28.10.16 by Ellis + Moore Consulting Engineers and other related engineering documents and reports. Any damage should be mitigated to Category 1 with stiff propping and appropriate control during construction and suitable trigger levels, linked to the groundwater movement assessment predictions to limit damage below Category 1 and shall be agreed as part of the Party Wall process.

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 Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

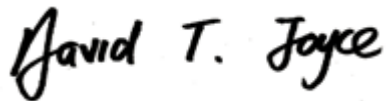
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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.
- 3 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.
- 4 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 Structural Engineer.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning