



Regeneration and Planning
Development Management
London Borough of Camden
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WC1H 9JE

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c/o agent
100 Marylebone Road
London
NW1 5DX

Application Ref: **2016/1285/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

22 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
18 Ornan Road
London
NW3 4PX

Proposal:

Excavation of new basement floor with front and rear lightwells to extend the existing flat into a 5 bedroom dwelling at ground and basement levels

Drawing Nos: (Prefix: 1206-667-) 001A; 002A; 003B; 004A; 005B. Design and Access and Planning Statement prepared by Structural Engineering Ltd; Daylight Report prepared by MEs Building Solutions dated 25th May 2016. Basement Impact Assessment: Land Stability prepared by Ground and Project Consultants dated January 2016; Basement Impact Assessment: Groundwater prepared by H Fraser Consulting dated 1st February 2016; Ground Investigation Report prepared by Southfields Property Ltd dated August 2015; Basement Impact Assessment: Structural Construction Method Statement prepared by Structural Engineering Ltd dated November 2016; Surface Water and Flooding Report prepared by Ground&Water dated October 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 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- (Prefix: 1206-667-) 001A; 002A; 003B; 004A; 005B. Design and Access and Planning Statement prepared by Structural Engineering Ltd; Daylight Report prepared by MEs Building Solutions dated 25th May 2016. Basement Impact Assessment: Land Stability prepared by Ground and Project Consultants dated January 2016; Basement Impact Assessment: Groundwater prepared by H Fraser Consulting dated 1st February 2016; Ground Investigation Report prepared by Southfields Property Ltd dated August 2015; Basement Impact Assessment: Structural Construction Method Statement prepared by Structural Engineering Ltd dated November 2016; Surface Water and Flooding Report prepared by Ground&Water dated October 2016.

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

- 4 The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment (BIA) documents hereby approved, including the need for further pre-commencement trial excavations and pre-condition surveys, monitoring and surface water mitigation measures. In the event that further evidence of site or building conditions necessitates amendments to the BIA or associated methodologies, they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

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.

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

Informative(s):

- 1 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.
- 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £5,500 (110sqm x £50) for the Mayor's CIL and £55,000 (110sqm x £500 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to

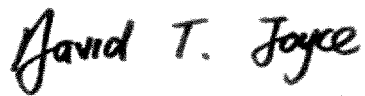
indexation in line with the construction costs index.

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