

Alex Efstathiou
Dig For Victory
20 Mortlake
High Street
London
SW14 8JN

Application Ref: **2015/0847/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

15 June 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:
21 Aberdare Gardens
London
NW6 3AJ

Proposal:
Excavation of basement level including front and rear lightwells to ground floor residential flat (Class C3)
Drawing Nos: Supporting Documents: Soil Report (Chelmer Site Investigations Factual Report, dated 12th October 2014); Flood Screening Report (Sumner Consultancy Ltd, dated 18/07/2016); Basement Impact Assessment: Land Stability (Ground and Project Consultants LTD, dated September 2016); Basement Impact Assessment: Groundwater (H Fraser Consulting, Dated 29/03/2016); Supplementary Flood Risk Assessment (Kaya Consulting Limited, dated 1st April 2016); 20105-1-21 BIA GMA Rev 3; DFV Assumptions for GF corbelled foundations
Drawings: 00 P1; 01 P1; P-01A; E-01

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:

Supporting Documents: Soil Report (Chelmer Site Investigations Factual Report, dated 12th October 2014); Flood Screening Report (Sumner Consultancy Ltd, dated 18/07/2016); Basement Impact Assessment: Land Stability (Ground and Project Consultants LTD, dated September 2016); Basement Impact Assessment: Groundwater (H Fraser Consulting, Dated 29/03/2016); Supplementary Flood Risk Assessment (Kaya Consulting Limited, dated 1st April 2016); 20105-1-21 BIA GMA Rev 3; DFV Assumptions for GF corbelled foundations

Drawings: 00 P1; 01 P1; P-01A; E-01

Reason:

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

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 Reasons for granting permission.

Permission is sought for the erection of a basement with associated front and rear lightwells beneath a single family dwelling house. The site is not a listed building but is located within the South Hampstead Conservation Area.

The basement would measure approx. 8.4m x 16.1m (at its longest and widest points) and would be 2.9m deep; it would have an area of approx. 120sqm.

It would have a front lightwell measuring approx. 9.9sqm and containing a bay window echoing the existing bay window above. A rear lightwell would measure approx. 8.8sqm and would contain steps up to the garden.

The principle of a basement and associated lightwells is considered to be acceptable in this location; the basement would be mostly contained beneath the footprint of the building with the only external manifestation being the lightwells. Within the front lightwell the existing bay window would be replicated at lower level with matching brickwork, lintels, and timber windows. Although it would be visible from the street it is considered that it would be sufficiently set back so as not to be detrimental to the streetscene. Furthermore, the principle of a front lightwell has been found acceptable at 27 Aberdare Gardens under the application approved on 26/05/2016 (ref: 2015/0483/P).

At the rear the lightwell would be located adjacent to the property and would only take up a small amount of the rear garden. It is considered to be acceptable.

There would be no amenity issues associated with a basement in this location; it is mostly contained beneath the existing building footprint.

An independent assessment of the submitted Basement Impact Assessment has been carried out by Campbell Reith. They have not raised any concerns with the proposal in terms of its scale, construction method or impact on groundwater or structural stability. They conclude that the surrounding slopes to the development are stable; the development will not impact upon the wider hydrology of the area and that the BIA has identified the potential impacts and proposed sufficient mitigation.

In order to ensure that the construction of the basement does not impact upon the pedestrian or highways network in an undue manner a Construction Management Plan will be secured by way of a section 106 legal agreement.

In order to mitigate against any damage to the public highway during construction a financial contribution to cover any repair would be secured by way of a 106 legal agreement.

The planning history of the site has been taken into account when coming to this

decision. No objections have been 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.

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 DP22, DP23, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework.

- 4 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 be 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

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

David Joyce
Director of Regeneration and Planning

