

Mrs Susana Sousa
PAD
103 Farringdon Road Susana
London
EC1R 3BS

Application Ref: **2016/4460/P**

Please ask for: **Nora-Andreea**

Constantinescu

Telephone: 020 7974 **5758**

19 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:

**59 Solent Road
London
NW6 1TY**

Proposal:

Excavation of basement level with front lightwell and erection of single storey rear and side extensions following the demolition of the existing rear additions to dwelling (Class C3).

Drawing Nos: Existing dwg: 700.201; 700.202; 700.203; 700.204; 700.211;

Proposed dwg: 700.000; 700.210c; 700.211d; 700.212d; 700.213d; 700.214d; 700.215c;

Basement Impact Assessment Revision A dated March 2017 by Hardman Structural Engineers; Appendix A - Site investigation - Factual Report FACT/7543 dated 31 August 2016 and Laboratory Report CGL7543; QTS Environmental Report no: 16-49034; QTS Environmental Report no: 16-49035; Appendix B - Hardman Structural Engineers Dwg no: 01; 02; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 11 Rev A; 12 Rev A; 13 Rev A; 14; 15; 21; 31 Rev A; 32; 33 Rev A; 41; 51; 61; 101; 102; 103; 104 Rev A; 105 Rev A; 106; 107; 108; 109; 401; 402; 403; Appendix C - Sequencing drawings SK01; SK02; SK03; SK04; SK05; SK06; SK07; SK08 Rev A; SK09 Rev A; SK10 Rev A; SK11 Rev A; Appendix D - Monitoring Layout SK01; SK02; SK03; Appendix E - Suggested outline programme Dec 2016; Appendix F - Hydrogeology Basement impact assessment Rev A dated 13 Feb 2017; Appendix J - CCTV Camera inspection report dated 27/10/2016; Appendix I - Ground Movement Assessment & Damage Category Assessment GMA/8461 Rev A March 2017;



Flood risk assessment dated 12 Dec 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 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

Existing dwg: 700.201; 700.202; 700.203; 700.204; 700.211;

Proposed dwg: 700.000; 700.210c; 700.211d; 700.212d; 700.213d; 700.214d; 700.215c;

Documents: Basement Impact Assessment Revision A dated March 2017 by Hardman Structural Engineers; Appendix A - Site investigation - Factual Report FACT/7543 dated 31 August 2016 and Laboratory Report CGL7543; QTS Environmental Report no: 16-49034; QTS Environmental Report no: 16-49035; Appendix B - Hardman Structural Engineers Dwg no: 01; 02; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 11 Rev A; 12 Rev A; 13 Rev A; 14; 15; 21; 31 Rev A; 32; 33 Rev A; 41; 51; 61; 101; 102; 103; 104 Rev A; 105 Rev A; 106; 107; 108; 109; 401; 402; 403; Appendix C - Sequencing drawings SK01; SK02; SK03; SK04; SK05; SK06; SK07; SK08 Rev A; SK09 Rev A; SK10 Rev A; SK11 Rev A; Appendix D - Monitoring Layout SK01; SK02; SK03; Appendix E - Suggested outline programme Dec 2016; Appendix F - Hydrogeology Basement impact assessment Rev A dated 13 Feb 2017; Appendix J - CCTV Camera inspection report dated 27/10/2016; Appendix I - Ground Movement Assessment & Damage Category Assessment GMA/8461 Rev A March 2017; Flood risk assessment dated 12 Dec 2016.

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

- 4 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections and drawings at 1:20 of the front grills covering the lightwell.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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

- 6 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 Council 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.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 approved protection details.

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.

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 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

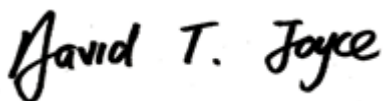
- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 5 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 6 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



David Joyce
Director of Regeneration and Planning