

ZCD Architects
Studio 107
Netil House
1 Westgate Street
London
E8 3RL

Application Ref: **2016/5846/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

17 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
5 Mornington Terrace
London
NW1 7RR

Proposal:

Extension of existing basement to rear and erection of 2 storey upper ground and lower ground floor rear extension. Reconfiguration of external front staircase.

Drawing Nos: P-001; P-002; P-010 Existing UGF Plan; P-010 Lower Ground Floor Plan Existing; P-020; P-021; P-030; P-031; P-110 Rev. D; P-111 Rev. C; P-112 Rev. A; P-120 Rev. A; P-121 Rev. A; P-130 Rev. A; P-131 Rev. A; Basement Impact Assessment for 5a Mornington Terrace Ref. LBH4464 Ver. 1.1 (prepared by LBH Wembley, dated May 2017).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans P-001; P-002; P-010 Existing UGF Plan; P-010 Lower Ground Floor Plan Existing; P-020; P-021; P-030; P-031; P-110 Rev. D; P-111 Rev. C; P-112 Rev. A; P-120 Rev. A; P-121 Rev. A; P-130 Rev. A; P-131 Rev. A; Basement Impact Assessment for 5a Mornington Terrace Ref. LBH4464 Ver. 1.1 (prepared by LBH Wembley, dated May 2017).

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

- 4 The flat roof of the rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The proposed rooflight in the flat roof of the two storey rear extension hereby approved shall be opaque glazed, and such glazing shall be permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 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 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 policies D1, D2 and A5 of the London Borough of Camden Local

Plan 2017.

- 7 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment for 5a Mornington Terrace Ref. LBH4464 Ver. 1.1 (prepared by LBH Wembley Engineering, dated May 2017) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

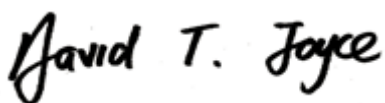
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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.

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