

Mr Geoff Strange
strange associates
14 Uplands Road
London
N8 9NL
United Kingdom

Application Ref: **2016/5528/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

2 August 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:

Flat 1
11 Glenilla Road
London
NW3 4AJ

Proposal:

Excavation to enlarge existing basement including installation of front & rear lightwells and extension to existing part width ground floor rear projection with revised fenestration.
Drawing Nos: Design, Access & Heritage Statement, OS map, B-EE001 Issue A, B-EP001 Issue A, B-EP002 Issue A, B-ES001 Issue A, B-ES002 Issue A, B-PE001 Issue A, B-PP001 Issue A, B-PP002 Issue A, B-PS001 Issue A, B-EP001 Issue A, B-PS002 Issue A, 150213-P-12 Rev a, 150213-P-12, Arboricultural Report 150213-PD-11, Fastrack Geotechnical Survey Report 9984 June 2016, Basement Impact Assessment August 2016 and Ingealair LB Camden Basement Impact Assessment 16120 March 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 policy D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access & Heritage Statement, OS map, B-EE001 Issue A, B-EP001 Issue A, B-EP002 Issue A, B-ES001 Issue A, B-ES002 Issue A, B-PE001 Issue A, B-PP001 Issue A, B-PP002 Issue A, B-PS001 Issue A, B-EP001 Issue A, B-PS002 Issue A, 150213-P-12 Rev a, 150213-P-12, Arboricultural Report 150213-PD-11, Fastrack Geotechnical Survey Report 9984 June 2016, Basement Impact Assessment August 2016 and Ing ealtoi LB Camden Basement Impact Assessment 16120 March 2017.

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 A5 of the Camden Local Plan 2017.

- 5 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work) and the submitted Tree Survey, Tree Protection Plan and Tree Report.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

Informative(s):

1 Reasons for granting permission:

The proposed basement extension shall include a front lightwell with a metal grill over the top in the front garden area of the property which is screened from the street by the front boundary treatment. The basement extension is a modest addition to the existing footprint, would not extend beyond the existing footprint of the property and the Basement Impact Assessment has been externally audited with no concerns being raised. The permission will be subject to an 'Approval in Principle' report and associated monitoring fee.

The development is considered acceptable in terms of design, retaining the traditional fenestration details in the front elevation and the brickwork in the rear elevation. The development is not considered harmful to the conservation area given the external basement manifestation shall be screened from the street by the boundary treatment. The rear extension shall be a subordinate addition retaining the original character of the property.

The proposed basement is not considered harmful to neighbours amenity given the additional floorspace is underground and no loss of light or overlooking would occur. The rear extension is only a very small increase to the side if the existing projecting element and would not affect neighbouring properties.

A site noticed was displayed at the site and a press notice was advertised. No objections were received in relation to the development and the site history has been taken into account in assessing the proposal.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Press and site notices were displayed. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Draft Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

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 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.
- 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

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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning

