

Mr Lewis Goodley
Troy Planning + Design
3 Waterhouse Square
138 Holborn London
EC1N 2SW

Application Ref: **2017/2617/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

30 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Back Lane
London
NW3 1HL**

Proposal:

Part single part two storey rear extension and alterations to the rear garden of residential dwelling (Class C3).

Drawing Nos: 882-000; 882-007; 882-008; 882-009; 882-013 Rev B; 882-114 Rev A; 882-115 Rev B; 882-116 Rev C; 882-119 Rev A; 882-021; 882-022; 882-023; 882-024; Arboricultural Survey and Planning integration Report dated November 2016; Screening and Scoping Report dated October 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 London Borough of Camden Local Plan 2017.

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

882-000; 882-007; 882-008; 882-009; 882-013 Rev B; 882-114 Rev A; 882-115 Rev B; 882-116 Rev C; 882-119 Rev A; 882-021; 882-022; 882-023; 882-024; Arboricultural Survey and Planning integration Report dated November 2016; Screening and Scoping Report dated October 2017.

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

- 4 The opaque solid panel material to be used for the roof of the ground floor extension shall be installed in accordance with the drawing thus approved, and retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and light spill in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 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 policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The flat roof of the extension hereby approved shall not be used as a terrace or any form of amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in

accordance with the requirements of policy A1 of the London Borough of Camden Local 2017.

Informative(s):

1 Reasons for granting permission:

Previous planning permission has been granted under application 2016/6563/P for First floor rear extension and alterations to the rear garden of residential dwelling (Class C3). The proposed first floor element it is similar with the previous one approved, with the difference of 0.14m in width. It would be significantly set back from the end of the structure below, as it extends with the same depth as the projection at No. 7. This area of flat roof in front would not be used as a roof terrace, and this would be secured by means of condition. The small additional projection it is not considered to significantly alter the character of the host building or this terrace row, or to cause harm to the neighbouring occupiers at nos. 3 and 7 Back Lane in terms of loss of light, outlook or privacy.

The current proposal includes an infill extension at the ground floor level towards the property at no 3 Back Lane. The design of the extension is driven by the existing features of the terrace property and the adjoining ones and also by the need to prevent harmful impact to the amenity of the neighbouring property at no. 3 Back Lane. As such, the infill extension would be made of glass on the section adjacent to the application property's rear wall, similar with the existing one, and continue with opaque solid panels towards the rear and side boundary walls adjacent to no. 3. Whilst the proposed extension does extend to the rear wall of the properties existing terrace, due to the layout of the site the building benefits from another outdoor space area and therefore the external amenity provision is not considered to be compromised. The installation of such materials for the rear extension to prevent light spill and overlooking from the garden at no. 3 would be secured by means of condition.

Due to the proposed extension's design, and in order to allow sufficient head height inside the building, the proposal includes an excavation of 0.49m. This would project underneath the existing building as well as garden space. Due to the neighbours' concerns at no. 3 in relation to the impact of the proposal to their property, the applicant has provided Screening and Scooping stages for the excavation in order to support its safety in terms of groundwater flow, land stability, surface flow and flooding. The engineers that produced this report have the relevant qualifications required for excavation assessments, in line with CPG4.

The findings of the screening and scooping stages revealed that a ground investigation would be required prior to construction commencing to assess groundwater level, depth of existing footings and nature of founding strata. It would also be assessed the potential for limited infiltration SuDs (Sustainable Drainage Systems) to compensate for loss of soft landscaping by mitigating any potential increase in discharge the mains sewer, and would ensure adequate temporary or permanent support by use of best practice working methods when constructing underpins and new footings. Whilst these findings in relation to a basement

excavation or extension to a basement would trigger a full BIA (Basement Impact Assessment), in this instance, due to the small scale excavation proposed, the findings from the Screening and scoping stages in relation to the context and proposal and its location it is considered that there will be no need for further investigation.

In addition, in order to safeguard the structural stability and appearance of neighbouring buildings, a condition is recommended to be attached to this permission to ensure that a suitably qualified chartered engineer would 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.

- 2 As previously considered under planning permission 2016/6563/P, the proposed removal of the Japanese maple tree would not be detrimental to the character of this part of conservation area. The existing pear tree has more landscape significance and is to be retained and receive minor pruning. The tree protection details included in the Arboricultural report are considered sufficient to demonstrate that the pear tree will be adequately protected throughout development.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection has been received prior to making this decision which is fully addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies D1 (Design), D2 (Heritage), A1 (Managing the impact of development) and A5 (Basements) of London Borough of Camden Local Plan 2017.

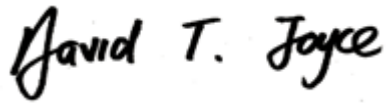
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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 search for 'environmental health' on the Camden website 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

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