

Mr Paul Schaaf
The Basement Design Studio
Suite 17
Maple Court
Grove Park
White Waltham
SL6 3LW

Application Ref: **2017/1534/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

19 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
31 St Mark's Crescent
London
NW1 7TT

Proposal:
Excavation of a basement extension to single-family dwelling (Use Class C3) including no.1 rear lightwell and associated alterations to rear garden level.

Drawing Nos: 1701_OS.01, 1701/BL.01, 1701/EX.01, 1701/EX.02, 1701/EX.10, 1701/EX.11, 1701/EX.12, 1701/EX.13; 1701/PL.00B, 1701/PL.01C, 1701/PL.02A, 1701/PL.10A, 1701/PL.11A, 1701/PL.12, 1701/PL.13D.

Supporting documents: Basement Impact Assessment produced by Chelmer Services with appendices (ref. BIA/8084A rev1 July 2017), Basement Impact (Structural) Assessment produced by Croft Engineers with appendices (ref. 161202 version 2 July 2017), Utilities Search produced by Chelmer Services with appendices (ref. UTS/9336), Design and Access Statement (dated Mar 2017), Planning statement (dated Mar 2017), SUDS report (ref. 1767/RE/01 dated Feb 2017), Sustainability report (dated Feb 2017), Draft construction management plan; Cover letter dated 18 August 2017 by Basement Design Studio.



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 if in CA] 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: 1701_OS.01, 1701/BL.01, 1701/EX.01, 1701/EX.02, 1701/EX.10, 1701/EX.11, 1701/EX.12, 1701/EX.13; 1701/PL.00B, 1701/PL.01C, 1701/PL.02A, 1701/PL.10A, 1701/PL.11A, 1701/PL.12, 1701/PL.13D.

Supporting documents: Basement Impact Assessment produced by Chelmer Services with appendices (ref. BIA/8084A rev1 July 2017), Basement Impact (Structural) Assessment produced by Croft Engineers with appendices (ref. 161202 version 2 July 2017), Utilities Search produced by Chelmer Services with appendices (ref. UTS/9336), Design and Access Statement (dated Mar 2017), Planning statement (dated Mar 2017), SUDS report (ref. 1767/RE/01 dated Feb 2017), Sustainability report (dated Feb 2017), Draft construction management plan; Cover letter dated 18 August 2017 by Basement Design Studio.

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

- 5 Prior to the commencement of the development hereby permitted, a survey of the Regent's Canal wall, and full details of any proposed repairs to the canal wall that may be required, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be prepared in consultation with the Canal & Rivers Trust or the relevant statutory undertaker. The canal wall repairs shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance, safety and structural integrity of neighbouring canal / waterway 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 Before the relevant part of the work is begun, 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:

- a) Full details including Manufacturer's specification details of proposed permeable paving system (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to reduce the rate of surface water run-off from the site in accordance with policies D1, D2, CC1, CC2, CC3 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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 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.

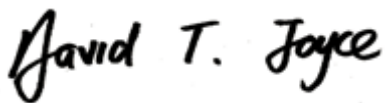
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The applicant/developer is advised that any encroachment into, or access over the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk) regarding any required access agreement.
- 6 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-propertyand-our-code-of-practice>)

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