

Mr Lorenzo Calzavara
16 The Edge Business Centre
Humber Road
London
NW2 6EW

Application Ref: **2015/7293/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

8 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
114 Prince of Wales Road
London
NW5 3NE

Proposal:

Erection of a replacement single storey rear ground floor extension and a new rear basement floor extension with associated rear lightwell, roof terrace and rear door replacing existing window

Drawing Nos: PRWLS-L101; PRWLS-P100; PRWLS-P101; PRWLS-P102; PRWLS-P103; PRWLS-P104; PRWLS-S101; PRWLS-S102; PRWLS-S103; PRWLS-S104; PRWLS-E101 (all dated March 2017); PRWLS-L001; PRWLS-E001; PRWLS-P000; PRWLS-P001; PRWLS-P002; PRWLS-P003; PRWLS-P004; PRWLS-S001; PRWLS-S002; PRWLS-L000; Basement Impact Assessment Report ref: LCAL 3303 (prepared by Ashton Bennett; dated August 2017); Structural Method Statement (prepared by Price & Myers; dated July 2017); Existing and Proposed Drainage Plan (dated March 2017); Letter (undated) from Ashton Bennett to Campbell Reith regarding outstanding queries; Planning and Heritage Statement (dated December 2015)

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:
PRWLS-L101; PRWLS-P100; PRWLS-P101; PRWLS-P102; PRWLS-P103;
PRWLS-P104; PRWLS-S101; PRWLS-S102; PRWLS-S103; PRWLS-S104;
PRWLS-E101 (all dated March 2017); PRWLS-L001; PRWLS-E001; PRWLS-P000; PRWLS-P001; PRWLS-P002; PRWLS-P003; PRWLS-P004' PRWLS-S001; PRWLS-S002; PRWLS-L000; Basement Impact Assessment Report ref: LCAL 3303 (prepared by Ashton Bennett; dated August 2017); Structural Method Statement (prepared by Price & Myers; dated July 2017); Existing and Proposed Drainage Plan (dated March 2017); Letter from Ashton Bennett to Campbell Reith regarding outstanding queries; Planning and Heritage Statement (dated December 2015)

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, A1 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall be carried out in accordance with the methodologies,

recommendations and requirements of the Basement Impact Assessment documents prepared by Ashton Bennet with supporting information from LIM Engineering Ltd and Price and Myers LLP hereby approved.

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, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed extension at basement floor level would be mainly under the existing ground floor wing and within the adjoining basement lightwell and as such would not be read as a bulky addition to the property. It would still enable the pattern of rear development along the terrace, which consists mainly of one or two storey closet wings, to be read. The new lightwell is small and, given the limited depth of the garden, the additional exposed floor would not unbalance the proportions of the building as viewed from the rear. Although the extension with new lightwell would occupy a substantial proportion of the small rear garden area, it is considered acceptable in this instance as the rear garden has limited amenity value by reason of its hard surfacing and the height of the rear boundary wall resulting in overshadowing. Furthermore, the basement would occupy less than 50% of the rear garden area in accordance with policy A5 (Basements) and would re-provide some amenity area above the extension in the form of a roof terrace, so that effectively there will be a very minimal loss of overall external amenity space.

The existing closet wing extension would be replaced with an extension of a similar height and footprint. Given the pattern of rear development along the rest of the terrace, this is considered to be acceptable. The extension would be constructed in matching brickwork to the host property and comprise a timber sliding sash window to match those on the rest of the property. This would be an improvement on the existing uPVC casement window. The lightwell would have a black metal railing balustrade which is considered an acceptable material for this location.

A Basement Impact Assessment has been submitted and audited by the Council's independent engineering consultant in order to review the potential impact of the basement excavation on land stability and local ground and surface water conditions. It is accepted the development will not harmfully impact on local land stability and hydrogeology of the area. Due to the scale of excavation and building works involved and in order to minimise disturbance to surrounding occupiers during the construction phase, a Construction Management Plan will be required, to be secured via a legal agreement. In order to repair any damage to the highways, a financial contribution of £3,161.72 will also be secured.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Given that the replacement ground floor extension would not be larger than the existing one, there will be no impact on daylight/sunlight or outlook of the adjoining neighbour. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 policies A1, A5, D1 and D2 of the Camden Local Plan 2017. 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 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).
- 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.

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 T. Joyce

David Joyce
Director of Regeneration and Planning