

Application ref: 2016/4413/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 26 February 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Bow Tie construction  
Unit 86 Basepoint Business Centre  
High Wycombe  
HP12 3RL UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:

**10 Downside Crescent  
London  
NW3 2AP**

Proposal:

Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement; and alterations to front driveway and boundary walls.

Drawing Nos: 129 S 100, 129 S 00, 129 S 03, 129 S 10 rev A, 129 S 20, 129 S 21, 129 P 00 rev A, 129 P 03 rev A, 129 P 20 rev A, 129 P 10 rev A, 129 P 21 rev A, Design and Access Statement dated July 2016, Arboricultural Impact Assessment and Tree Survey & Protection Plan dated 27 July 2016, Structural Calculations by Rodrigues Associated dated 12/10/2016, Basement Impact Assessment by Bow Tie Construction dated 09/08/2017, Construction Method Statement by Bow Tie Construction, Basement Impact Assessment by Site Analytical Services Ltd ref: 17/26538-2 dated April 2017, Report on Phase 1 Risk Assessment by Site Analytical Services Ltd ref: SAS 17/26538 dated April 2017, Rainwater Harvesting details ref: IMW227478 dated 11/07/2017, Basement Impact Assessment by ESI Limited ref: 65914R1 Rev1, August 2017, Supplementary Basement Impact Assessment Report ref: J17190 dated August 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: 129 S 100, 129 S 00, 129 S 03, 129 S 10 rev A, 129 S 20, 129 S 21, 129 P 00 rev A, 129 P 03 rev A, 129 P 20 rev A, 129 P 10 rev A, 129 P 21 rev A, Design and Access Statement dated July 2016, Arboricultural Impact Assessment and Tree Survey & Protection Plan dated 27 July 2016, Structural Calculations by Rodrigues Associated dated 12/10/2016, Basement Impact Assessment by Bow Tie Construction dated 09/08/2017, Construction Method Statement by Bow Tie Construction, Basement Impact Assessment by Site Analytical Services Ltd ref: 17/26538-2 dated April 2017, Report on Phase 1 Risk Assessment by Site Analytical Services Ltd ref: SAS 17/26538 dated April 2017, Rainwater Harvesting details ref: IMW227478 dated 11/07/2017, Basement Impact Assessment by ESI Limited ref: 65914R1 Rev1, August 2017, Supplementary Basement Impact Assessment Report ref: J17190 dated August 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 policies D1, D2 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).

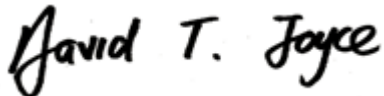
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.
- 3 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 Joyce  
Director of Regeneration and Planning