

Application ref: 2018/0092/P
Contact: Nora-Andreea Constantinescu
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Date: 23 March 2018

Development Management
Regeneration and Planning
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Mr Hasan Hameed
53 Platt's Lane
London
NW3 7NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
53 Platt's Lane
London
NW3 7NL

Proposal:
Excavation to create lightwell with grille over in front garden in relation to existing lower ground floor level and erection of binstore in front garden.
Drawing Nos: L-100; P-101 Rev 6; P-100 Rev P6; 4591-SM02; 4591-SM03; Applicant's Statement CMP related dated 21/12/2017; Basement Impact Assessment dated January 2018; Structural Methodology Report dated December 2017; Flood Risk Assessment dated January 2017; BIA Calculations.

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:
L-100; P-101 Rev 6; P-100 Rev P6; 4591-SM02; 4591-SM03; Applicant's Statement CMP related dated 21/12/2017; Basement Impact Assessment dated January 2018; Structural Methodology Report dated December 2017; Flood Risk Assessment dated January 2017; BIA Calculations.

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

- 4 The development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment documents and supporting information 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 lightwell would relate to an existing basement floor at the property. The submitted Basement Impact Assessment (BIA) has been audited by the Council's auditors Campbell Reith and the information has been deemed satisfactory by demonstrating that the scheme would maintain the structural stability of the building and neighbouring properties, would avoid adversely affecting drainage and run off, and would not cause other damage to the water environment. The submitted BIA has evaluated the impacts of the proposed basement excavation considering the issues of hydrology, hydrogeology and land stability. Campbell Reith is satisfied that the proposal thus complies with Council policy A5 and CPG4 guidance on basements.

Front lightwells are part of the prevailing character along Platt's Lane. CPG4 guidance advises that they should be as discreet as possible to not impact the character of the area and the host building's appearance. The proposed lightwell as revised is very small and has a subservient footprint, following the angles of the bay window above. The lightwell would be covered by metal railings which would be flush with the existing ground level and as a result the opening would be barely visible in street views behind the hedge. As such, it is considered to preserve the character of the host building, streetscene and wider conservation area.

The proposed bin store would have a height of 1.3m and made of cedar boarding

and would be hidden behind the hedge. As such, due to its modest bulk and scale, and use of appropriate materials, it would be considered to preserve the character of the host building, streetscene and wider conservation area.

The proposal would remove an existing bay tree adjacent to the front elevation of the host building. The tree is very small and it is not considered to have significant amenity value that would require its retention. Furthermore, the proposal includes re-planting a hedge behind the existing low fence in front garden.

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.

Due to the proposal's small scale and modest projection, it is considered that a Construction Management Plan would not be required. Also, as the proposal is set back from the public highway, no Highways Contribution for repairs to the footway would be required.

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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

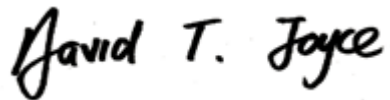
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

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