

Application ref: 2016/3698/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 23 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Scales Gunn Design Ltd
6 North Grove
London
N6 4SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
56 Croftdown Road
London
NW5 1EN

Proposal: Extension and lowering of existing basement to include installation of front lightwell and new front and rear windows; reconfiguration of front steps and installation of new railings to front boundary wall.

Drawing Nos: 56CROFT-E-101 Rev. A; 56CROFT-E-102 Rev. A; 56CROFT-E-200 Rev. A; 56CROFT-E-300 Rev. A; 56CROFT-P-100; 56CROFT-P-101 Rev. B; 56CROFT-P-102 Rev. A; 56CROFT-P-200 Rev. B; 56CROFT-P-300 Rev. A; 56CROFT-P-301 Rev. A; Arboricultural Report (prepared by Frank Parsons Arboriculturalist, dated June 2016); Basement Impact Assessment Report (prepared by GEA, dated December 2017); Basement Response to Campbell Reith Audit Query Tracker version 2 (prepared by Price & Myers, dated December 2017); Design & Access Statement (prepared by Scales Gunn Design Ltd, dated April 2018); Photos of Existing Light Wells on Croftdown Road (prepared by Scales Gunn Design Ltd, dated October 2016).

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 56CROFT-E-101 Rev. A; 56CROFT-E-102 Rev. A; 56CROFT-E-200 Rev. A; 56CROFT-E-300 Rev. A; 56CROFT-P-100; 56CROFT-P-101 Rev. B; 56CROFT-P-102 Rev. A; 56CROFT-P-200 Rev. B; 56CROFT-P-300 Rev. A; 56CROFT-P-301 Rev. A; Arboricultural Report (prepared by Frank Parsons Arboriculturalist, dated June 2016); Basement Impact Assessment Report (prepared by GEA, dated December 2017); Basement Response to Campbell Reith Audit Query Tracker version 2 (prepared by Price & Myers, dated December 2017); Design & Access Statement (prepared by Sceales Gunn Design Ltd, dated April 2018); Photos of Existing Light Wells on Croftdown Road (prepared by Sceales Gunn Design Ltd, dated October 2016).

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 any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction" and shall include details of how the two trees on the highway adjacent to the site shall be protected from mechanical damage by installation of wooden hoarding around the stems. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as

being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 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 In order to ensure the stability of the public highway adjacent to the site is not compromised by the basement development, you are required to submit an 'Approval In Principle' (AIP) report together with the associated fee of £1,800 to the Council's Highways Structures & Bridges Team prior to the commencement of development.
- 4 You are advised to register the development with the Considerate Constructors Scheme prior to works commencing on site. See link below:

<https://www.ccscheme.org.uk/>
- 5 The approved development may require temporary parking bay suspensions and a hoarding license. For further details please refer to the following web pages:

<http://www.camden.gov.uk/ccm/navigation/transport-and-streets/parking/parking-bay-suspensions/>

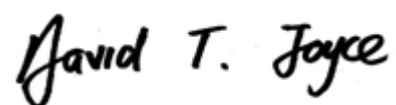
<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning