

Application ref: 2017/5619/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 23 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Con / Form Architects  
Block B Unit 303,  
Tower Bridge Business Complex.  
100 Clements Road  
London  
SE16 4DG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**24 Lawn Road**  
**London**  
**NW3 2XR**

Proposal: Excavation for a basement extension, erection of single storey rear extension following demolition of existing, replacement of the balustrading at ground floor level and alterations to rear facade/fenestration at lower ground and ground floor level all associated with providing ancillary residential floorspace (Class C3).

Drawing Nos: 528\_001 \_P1; 528\_101 \_ P1; 528\_102 /\_P1; 528\_103 /\_P1; 528\_110 /\_P1; 528\_111 / P1; 528\_120 \_P1; 528\_201 \_P1; 528\_202 \_P1; 528\_203 \_P1; 528\_210 \_P1; 528\_211/ P1; 528\_220 \_P1; Design and Access Statement commissioned by CON Form Architects dated October 2017; Structural Strategy Report; Retaining Walls Calcs and Basement Impact Assessment dated December 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 policy 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 528\_001 \_P1; 528\_101 \_P1; 528\_102 /\_P1; 528\_103 /\_P1; 528\_110 /\_P1; 528\_111 / P1; 528\_120 \_P1; 528\_201 \_P1; 528\_202 \_P1; 528\_203 \_P1; 528\_210 \_P1; 528\_211/ P1; 528\_220 \_P1; Design and Access Statement commissioned by CON Form Architects dated October 2017; Structural Strategy Report; Retaining Walls Calcs and Basement Impact Assessment dated December 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.

- 5 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment dated December 2017 by Morph Structures Consulting Structural Engineers and other related engineering documents and reports. Any damage shall be mitigated to Category 1 with stiff propping and appropriate control during construction and suitable trigger levels. The underpinning techniques shall also be carried out with good control of workmanship on site and the movement monitoring method is to be developed further during detailed design and shall include levelling, geospatial surveying, crack width gauges, strain gauges, inclinometers/extensometers or a combination of these methods. The monitoring should be undertaken prior to demolition and continue through to completion of the structure.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 6 No part of the rear of the building shall be used as a separate independent residential and the rear extension as annotated on the approved plans/elevation drawings shall be used as ancillary to the main residential dwellinghouse.

Reason: To ensure that the future occupation of the building complies with policies for new housing and does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies G1, H7, T2, D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

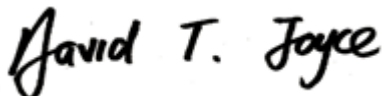
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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