

Application ref: 2017/0705/P  
Contact: Charlotte Meynell  
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Date: 25 April 2018

**Development Management**  
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Progressive Property Management  
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NN7 3EL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**20 Albert Terrace Mews**  
**London**  
**NW1 7TA**

#### **Proposal:**

Additions and alterations to include excavation of single storey basement under existing house and part of front car port with rear lightwell and basement courtyard; erection of front entrance canopy and bin store; installation of 1 x front window, replacement of rear and side doors.

Drawing Nos: 1403-SI-001 Rev. A; 15003\_0100 Rev. A; 15003\_0101 Rev. A; 15003\_0102 Rev. A; 15003\_0200 Rev. A; 15003\_0201 Rev. A; 15003\_0300 Rev. A; 15003\_0301 Rev. A; 15003\_1100 Rev. D; 15003\_1101 Rev. C; 15003\_1102 Rev. B; 15003\_1103 Rev. C; 15003\_1200 Rev. C; 15003\_1201 Rev. A; 15003\_1300 Rev. B; 15003\_1301 Rev. B; 15003\_2100 Rev. A; 15003\_2101 Rev. A; 15003\_2102 Rev. A; 15003\_2200 Rev. A; 15003\_2201 Rev. A; 15003\_2300 Rev. A; 15003\_2301 Rev. A.

Assessment of Daylight and Sunlight Provision (prepared by Herrington Consulting Ltd, dated January 2017); Basement Impact Assessment - Revision 2 (prepared by Card Geotechnics Ltd [CGL]; dated October 2017); Construction Method Statement Ref. 16110 (prepared by Structural Engineer Paul Rogers, dated October 2016); Planning, Design and Access Statement (dated February 2017); Tree Survey (prepared by John Cromar's Arboricultural Company Limited; dated 24/01/2017); Tree Retention & Tree Protection Measures 1-38-4210/P2 Rev. v3.

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 1403-SI-001 Rev. A; 15003\_0100 Rev. A; 15003\_0101 Rev. A; 15003\_0102 Rev. A; 15003\_0200 Rev. A; 15003\_0201 Rev. A; 15003\_0300 Rev. A; 15003\_0301 Rev. A; 15003\_1100 Rev. D; 15003\_1101 Rev. C; 15003\_1102 Rev. B; 15003\_1103 Rev. C; 15003\_1200 Rev. C; 15003\_1201 Rev. A; 15003\_1300 Rev. B; 15003\_1301 Rev. B; 15003\_2100 Rev. A; 15003\_2101 Rev. A; 15003\_2102 Rev. A; 15003\_2200 Rev. A; 15003\_2201 Rev. A; 15003\_2300 Rev. A; 15003\_2301 Rev. A.

Assessment of Daylight and Sunlight Provision (prepared by Herrington Consulting Ltd, dated January 2017); Basement Impact Assessment - Revision 2 (prepared by Card Geotechnics Ltd [CGL]; dated October 2017); Construction Method Statement Ref. 16110 (prepared by Structural Engineer Paul Rogers, dated October 2016); Planning, Design and Access Statement (dated February 2017); Tree Survey (prepared by John Cromar's Arboricultural Company Limited; dated 24/01/2017); Tree Retention & Tree Protection Measures 1-38-4210/P2 Rev. v3.

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 shall be carried out in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment - Rev 2 (prepared by Card Geotechnics Ltd dated October 2017) hereby approved and shall ensure a maximum damage category to adjoining properties of no more than Burland Category 1 as described in approved documents.

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

- 6 Prior to the commencement of works on site, tree protection measures shall be followed in accordance with the arboricultural report ref. 1-38-4210 dated 24/01/2017 by John Cromar's Arboricultural Company Limited. 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 Development Framework Core Strategy.

- 7 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plan, elevation and section drawings (at 1:50) of the front bin store hereby approved;

b) Details including plan, elevation and section drawings (at 1:50) of the front entrance canopy hereby approved;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 8 Prior to occupation of the first floor, the southern and western panes of the proposed Oriel window at first floor level shall be obscure glazed and fixed shut and shall be permanently retained as such thereafter.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

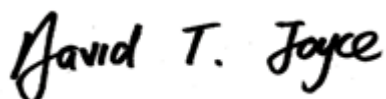
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 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.
- 4 The applicant is advised that there may be a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information. This is a private civil matter that needs to be agreed separately between interested parties.

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