

Application ref: 2017/3849/P  
Contact: Ben Farrant  
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Date: 27 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Akita Komar Architects  
68B Iffley Road  
London  
W6 0PF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**39 Hollycroft Avenue**  
**London**  
**NW3 7QJ**

Proposal:  
Excavation and extension of existing basement including formation of front lightwell  
Drawing Nos: EX\_001, EX\_010, EX011, EX\_015, EX\_016, EX\_017, EX\_018, EX\_019,  
PR\_020B, PR\_021A, PR\_025A, PR\_026C, PR\_027C, PR\_028A, PR\_029, Basement  
Impact Assessment 17.430 prepared by Martin Redston Associates & Structural Design  
Sheets prepared by Martin Redston Associates & Design & Access Statement  
(unnumbered)

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: EX\_001, EX\_010, EX011, EX\_015, EX\_016, EX\_017, EX\_018, EX\_019, PR\_020B, PR\_021A, PR\_025A, PR\_026C, PR\_027C, PR\_028A, PR\_029, Basement Impact Assessment 17.430 prepared by Martin Redston Associates & Structural Design Sheets prepared by Martin Redston Associates & Design & Access Statement (unnumbered).

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 basement shall be constructed in accordance with the details, recommendations, methodologies and mitigation measures in the Basement Impact Assessment by Martin Redston Associates and its supporting documents 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the details shown on the approved lower ground and ground floor plans the bay windows and door openings at lower ground floor level shall match the fenestration pattern of the ground floor windows on the front elevation as detailed in approved drawing no. PR\_0B26C PROPOSED SECTION BB.

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 Camden Local Plan 2017.

- 7 Notwithstanding the details shown on the approved ground floor plan prior to the commencement of the relevant part of the works details of the metal grille (floor and section drawings at scale 1:10) shall be submitted to and approved in writing to the Local Planning Authority.

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 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 Reasons for granting permission.

Permission is sought for the excavation and extension of an existing basement to extend under the full footprint of the property, and to create a lightwell to the front projecting bay.

A BIA was submitted with the application which has been independently reviewed by Campbell Reith. Within their final audit report, Campbell Reith concluded that the development would remain in accordance with policy A5 and CPG4.

Policy A5 states that basement developments should: h) not exceed 50% of each garden within the property; and m) avoid the loss of garden space or trees of townscape or amenity value. In this instance, the property has a generous front garden which is heavily planted with shrubs. Front lightwells and basements exist within the street, most notably at the neighbouring properties nos.37 and 41 (which have excavated basement garages). The basement works would manifest itself externally in the form of the front lightwell. It would be of an appropriate siting, scale and design, particularly given the depth of the front garden and the presence of a significant amount of vegetation.

Given the above assessment it is considered that the proposal is generally compliant with Policy A5 of the Local Plan and CPG4 Basements, and is considered to be acceptable in this regard.

The property is located within the Redington Froggal Conservation Area, and is identified as a 'positive contributor' in the Redington Froggal Conservation Area Statement. Revised plans have been received to remove a glass balustrade around the lightwell at ground floor level on the front elevation and replace it with metal grilles that would sit flush with the ground level. This would ensure that the lightwell is less visible from the street and would introduce traditional materials that are more in keeping with the historic character of the building. The lower ground floor front bay windows and doors have also been revised from full height single glass panes to match the fenestration pattern of the windows above. This is considered acceptable. Conditions would be attached to ensure that these elements of the scheme are secured.

The proposed alterations by reason of the appropriate siting, scale and design, would not be considered harmful to the character or appearance of the conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

It is considered that the proposal (being mainly subterranean) would not result in adverse impacts on the residential amenities of nearby occupants in terms of potential lightspill from the new windows and doors at basement floor level to any neighbouring windows.

Camden's Transport Team were consulted on the application, making no objection to the scheme; a Construction Management Plan (CMP) is not required in this instance as delivery and construction vehicles can utilise the driveway of the property.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A4 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning