



Application ref: 2017/4327/P
Contact: John Diver
Tel: 020 7974 6368
Date: 29 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WEA Planning
Braitrim House
Westwood Business Centre
98 Victoria Road, Park Royal
NW10 6NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**4 Vane Close
London
NW3 5UN**

Proposal:

Creation of basement level including front and rear lightwells and re-landscaping to front and rear gardens.

Drawing Nos: (Prefix: 1604-02_PL_): 000, 001, 003; 1604-02_LD_002; (Prefix: 1604-02_PL_): 101 (Rev E), 102 (Rev D), 103 (Rev C), 105 (Rev C); 1075-01.

Supporting documents: Planning Statement prepared by WEA Planning; Heritage Statement prepared by WEA Planning; Arboricultural and Planning Impact Assessment Report by Wood Consulting Environmental Ltd, dated 15 May 2017 (ref. WCEL/PEW/AIA/0515:17); Tree survey plan by Wood Consulting Environmental Ltd (1604-02_SK_170509_01); Draft Construction Management Plan by Haig Construction Management Ltd, dated 19 June 2017 (ref. HCM/CTMP 0341); Landscape Assessment by Green light Environmental Consultancy Ltd, dated 7 July 2017 (dated 07 July 2017); Basement Impact Assessment Report (Ashton Bennett ref. MJP 3288) dated June 2017 (including appendices A - G); Structural Method Statement (Ref. 6149-DS01) by Pole Structural Engineers, dated 14 June 2017; Flood Risk Assessment (Ref. 2017-013 Revision A) by Flood Risk Consultancy Ltd, dated 29 June 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:

(Prefix: 1604-02_PL_): 000, 001, 003; 1604-02_LD_002; (Prefix: 1604-02_PL_): 101 (Rev E), 102 (Rev D), 103 (Rev C), 105 (Rev C); 1075-01.

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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 outlined in the Basement Impact Assessment (ref. MJP 3288 dated June 2017) and its supporting documents hereby approved, including but not limited to recommendations in respect of groundwater and ground movement monitoring, condition surveys and methodology for dealing with the buried slab.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and structures 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 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development, or prior to the first occupation of the permitted basement, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 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 proposals may be subject to control under the Party Wall etc Act 1996 which

covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

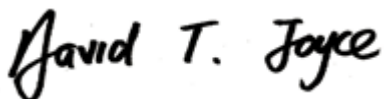
- 4 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 5 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.

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