

Application ref: 2017/6969/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 30 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Alistair Grills Associates
4 Chisholm Road
Richmond
TW10 6JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Belsize Lane
London
NW3 5AB

Proposal:

External alterations including, demolition of existing two storey rear extension and erection of enlarged two-storey rear extension, excavation works to extend existing basement level to the rear, replacement of all external windows, installation of 3 x conservation rooflights and alterations to front and rear garden areas including replacement of front timber fence with brick wall, iron railings and gate.

Drawing Nos: 1216-800; 1216-801; 1216-802; 1216-803; 1216-804; 1216-805; 1216-806; 1216-807; 1216-808; 1216-809; 1216-810; 1216-827; 1216-813 Rev D; 1216-814 Rev D; 1216-815 Rev D; 1216-816 Rev C; 1216-817 Rev C; 1216-818 Rev C; 1216-820 Rev F; 1216-821 Rev H; 1216-822 Rev F; 1216-828 Rev A. Basement Impact Assessment 171011 dated December 2017; Ground Investigation report and basement impact assessment dated 01/03/2018; Monitoring Plan TW-30; Structural Monitoring Statement 171011 dated 27/03/2018; Arboricultural Report dated 01/12/2017; Planning, Design & Access Statement with Heritage Statement December 2017 (superseded Appendix D - Proposed drawings); 1216-811; 1216-24 Daylighting Assessment; Construction Management pro forma v2.2 dated 21/12/2017 and Construction Management Plan revision dated 8/05/2018.

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:

1216-800; 1216-801; 1216-802; 1216-803; 1216-804; 1216-805; 1216-806; 1216-807; 1216-808; 1216-809; 1216-810; 1216-827; 1216-813 Rev D; 1216-814 Rev D; 1216-815 Rev D; 1216-816 Rev C; 1216-817 Rev C; 1216-818 Rev C; 1216-820 Rev F; 1216-821 Rev H; 1216-822 Rev F; 1216-828 Rev A. Basement Impact Assessment 171011 dated December 2017; Ground Investigation report and basement impact assessment dated 01/03/2018; Monitoring Plan TW-30; Structural Monitoring Statement 171011 dated 27/03/2018; Arboricultural Report dated 01/12/2017; Planning, Design & Access Statement with Heritage Statement December 2017 (superseded Appendix D - Proposed drawings); 1216-811; 1216-24 Daylighting Assessment; Construction Management pro forma v2.2 dated 21/12/2017 and Construction Management Plan revision dated 8/05/2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, samples of the bricks to be used for the boundary wall and detailed drawings (1:10) of the railings shall be submitted to and approved in writing by 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 London Borough of Camden Local Plan 2017.

- 5 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.

- 6 Prior to the commencement of works on site, tree protection measures shall be implemented and working practices adopted in accordance with the tree protection plan by Mr C. J. Wallis of Tree Sense Arboricultural Consultants ref. LB_24BL_AIA_001 dated 1st December 2017. 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 BS5837:2012 and 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 Camden Local Plan.

- 7 Before the relevant part of the work is begun, full details of hard and soft landscaping, including permeable surfacing over a cellular confinement system, and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1, D2 of the London Borough of Camden Local Plan 2017.

- 8 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. 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.

- 9 The flat roof of the extension hereby approved shall not be used at any time as an amenity roof terrace area.

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

- 10 The basement hereby approved shall be carried out in accordance with the

recommendations and methodologies of Basement Impact Assessment 171011 dated December 2017; Ground Investigation report and basement impact assessment dated 01/03/2018; Monitoring Plan TW-30; Structural Monitoring Statement 171011 dated 27/03/2018; Arboricultural Report dated 01/12/2017; Construction Management pro forma v2.2 dated 21/12/2017 and Construction Management Plan revision dated 8/05/2018.

Reason: To safeguard the appearance and structural stability of neighbouring building, the character of the immediate area, and to minimise effects of the proposed works on parking pressure in surrounding streets, in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

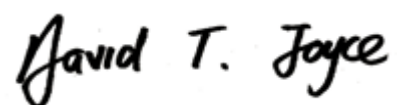
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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/>

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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning