

Application ref: 2017/6836/P
Contact: Jaspreet Chana
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Date: 5 June 2018

Development Management
Regeneration and Planning
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The Basement Design Studio
Maple Court (suite 17)
Grove Park
White Waltham
SL6 3LW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
51 Lancaster Grove
London
NW3 4HB

Proposal:
Formation of an enlarged basement with lightwells to the front and rear elevations and associated works
Drawing Nos: Block and location plan - Sheet 1, Ground floor plan as existing - Sheet 2, Basement floor plan as existing - Sheet 3, Basement floor plan as existing - Sheet 4, Sections as existing - Sheet 5, Ground floor plan as proposed - Sheet 1, Basement floor plan as proposed - Sheet 2, Proposed elevations - Sheet 3, Proposed sections A-A & B-B - Sheet 4, Construction Management Plan pro forma v2.2, Design & Access Statement, Sustainability Statement, Basement Impact Assessment, Ground Investigation and Basement Impact Assessment Report - Part 1 - 5, BIA Audit Report by Campbell Reith.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Block and location plan - Sheet 1, Ground floor plan as existing - Sheet 2, Basement floor plan as existing - Sheet 3, Basement floor plan as existing - Sheet 4, Sections as existing - Sheet 5, Ground floor plan as proposed - Sheet 1, Basement floor plan as proposed - Sheet 2, Proposed elevations - Sheet 3, Proposed sections A-A & B-B - Sheet 4, Construction Management Plan pro forma v2.2, Design & Access Statement, Sustainability Statement, Basement Impact Assessment, Ground Investigation and Basement Impact Assessment Report - Part 1 - 5, BIA Audit Report by Campbell Reith.

Reason:

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

- 3 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.

- 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(if in CA) and A5 of the London Borough of Camden Local Plan 2017.

- 5 The basement hereby approved shall only be used for purposes incidental to the residential use of 51 Lancaster Grove and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1 and H6 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).

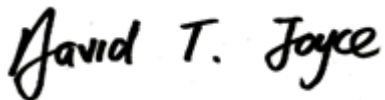
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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