

Application ref: 2017/5604/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 19 June 2018

**Development Management**  
Regeneration and Planning  
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PCDS Limited  
Unit 2 The Mead Business Centre  
176-178 Berkhamstead Road  
CHESHAM  
HP5 3EE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**23 Healey Street**  
**LONDON**  
**NW1 8SR**

Proposal:  
Erection of part-replacement two storey rear extension; excavation of basement level; and various external alterations including installation of new window opening on closet wing and replacement of front boundary treatment

Drawing Nos: OS Plan; A1/3356/01; A1/3356/02; A1/3356/03 (Rev E); A1/3356/04 (Rev D); Planning Statement; Design and Access Planning Statement by PCDS Building and Structural Design Consultants (Ref. 3356) dated October 2017; Engineer's Report by PCDS Building and Structural Design Consultants (Ref. 3356) dated October 2017; Basement Impact Assessment by PCDS Ltd (Rev A); Ground Movement Assessment by GDG Geosolutions Ltd (reference:18015-02 Rev 1); Movement monitoring strategy

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 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: OS Plan; A1/3356/01; A1/3356/02; A1/3356/03 (Rev E); A1/3356/04 (Rev D); Planning Statement; Design and Access Planning Statement by PCDS Building and Structural Design Consultants (Ref. 3356) dated October 2017; Engineer's Report by PCDS Building and Structural Design Consultants (Ref. 3356) dated October 2017; Basement Impact Assessment by PCDS Ltd (Rev A); Ground Movement Assessment by GDG Geosolutions Ltd (reference:18015-02 Rev 1); Movement monitoring strategy

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

- 5 The development shall be carried out in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment documents prepared by PCDS with supporting information from GDG Geosolutions Ltd 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, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The extension at first floor level would be subordinate to the existing closet wing and would allow it to still be read clearly as an original feature that is common to the building group. There is an extant consent under planning reference no. 2015/6912/P (dated 01/03/2016) for a similar first floor addition and this remains acceptable. There are other examples of extensions at first floor level along the terrace, including at the adjoining property no.25 which consists of a full-width bulky addition. By comparison, the proposed extension would be sensitive to the host building and wider group, which is visible from Grafton Terrace.

The extensions would be constructed in matching brickwork with timber sliding sash windows at first floor and full height glazed bi-folding doors at ground floor level, which are considered to be appropriate for the context. The first floor extension would comprise glazed doors with a Juliet balcony with black metal railings. There are similar balconies and terraces in the same location on other properties along this side of Healey Street and therefore the feature would not appear incongruous.

Where uPVC windows are present, it is proposed to replace these with timber sliding sash units. This would enhance the property as timber units are more sensitive to the host building. A new timber sliding sash window would be installed in the rear elevation of the closet wing which would be a sensitive alteration that would maintain the character and appearance of the property. To the front, it is proposed to replace the existing masonry wall with black metal railings that are more consistent with the boundary treatment evident on surrounding properties. This alteration is therefore supported.

A basement is proposed under the rear section of the property which would be entirely located underneath the property and have no external manifestations. A Basement Impact Assessment was submitted and externally audited in order to review the potential impact on land stability and local ground and surface water conditions arising from the basement development. It is accepted there will be no hydrological impacts, the surrounding slopes are stable and that the development will not impact on the wider hydrogeology of the area.

By virtue of existing boundary walls, the additional depth of the rear extension would not impact on the daylight/sunlight received by neighbouring properties. Views to neighbouring properties from the Juliet balcony would be prevented by closet wings on either side and no new views would be possible from the new closet wing window. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A5, D1 and of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

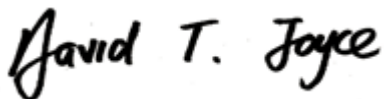
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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