

Application ref: 2017/1822/P  
Contact: Robert Lester  
Tel: 020 7974 2188  
Date: 30 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Doyle Town Planning & Urban Design  
86 to 90 Paul Street  
London  
EC2A4NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Basement and Ground Floor Flat  
1 Lyndhurst Road  
London  
NW3 5PX**

Proposal: Excavation work to the side and rear to create a lower ground floor side extension with green roof and lower ground floor rear extension below the existing conservatory, replacement of the existing ground floor rear conservatory and rear lightwell extension with new staircase access to the rear garden, installation of French doors to the rear and opaque-glazed bathroom window to the side at lower ground floor level.

Drawing Nos: 2001 (EXI)400, 2001 (PLA)600, 2001 (EXI)100, 2001 (EXI)101, 2001 (EXI)201, 2001 (EXI)301, 2001 (EXI)202, 2001 (EXI)203 A, 2001 (EXI)500, 2001 (EXI)203 B, 2001 (PLA)100, 2001 (PLA)101, 2001(PLA)201 revised, 2001 (PLA)202 revised, 2001 (PLA)203 revised, 2001 (PLA) 203 A, 2001 (PLA)204, 2001 (PLN)301 revised, 2001 (PLA)500, Arboricultural Appraisal and Implications Assessment ref: ha/aiams1/1lyndhurstgdn - ACS Trees (March 2017), Planning, Design & Access and Heritage Statement - Doyle Town Planning & Urban Design (March 2017), Basement Impact Assessment Screening/Scoping Report ref: 9194\_GB rev 1.0 - TWS (March 2017), Basement Impact Assessment ref: 9194\_GB rev 1.0 - TWS (August 2017), Response to Basement Impact Assessment Audit ref: 9194\_GB rev 2.0 - TWS (December 2017), Ground Movement Impact Assessment - Geotechnical Consulting Group (April 2018), Response to Basement Impact Assessment Audit ref: 9194\_GB rev 3.0 - TWS (June 2018), Basement Impact Assessment Audits 12466-98 rev D1 (October 2017) D2

(February 2018) and F1 (July 2018), Construction Statement (July 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:

2001 (EXI)400, 2001 (PLA)600, 2001 (EXI)100, 2001 (EXI)101, 2001 (EXI)201, 2001 (EXI)301, 2001 (EXI)202, 2001 (EXI)203 A, 2001 (EXI)500, 2001 (EXI)203 B, 2001 (PLA)100, 2001 (PLA)101, 2001(PLA)201 revised, 2001 (PLA)202 revised, 2001 (PLA)203 revised, 2001 (PLA) 203 A, 2001 (PLA)204, 2001 (PLN)301 revised, 2001 (PLA)500, Arboricultural Appraisal and Implications Assessment ref: ha/aiams1/1lyndhurstgdns - ACS Trees (March 2017), Planning, Design & Access and Heritage Statement - Doyle Town Planning & Urban Design (March 2017), Basement Impact Assessment Screening/Scoping Report ref: 9194\_GB rev 1.0 - TWS (March 2017), Basement Impact Assessment ref: 9194\_GB rev 1.0 - TWS (August 2017), Response to Basement Impact Assessment Audit ref: 9194\_GB rev 2.0 - TWS (December 2017), Ground Movement Impact Assessment - Geotechnical Consulting Group (April 2018), Response to Basement Impact Assessment Audit ref: 9194\_GB rev 3.0 - TWS (June 2018), Basement Impact Assessment Audits 12466-98 rev D1 (October 2017) D2 (February 2018) and F1 (July 2018), Construction Statement (July 2018).

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings Arboricultural Appraisal and Implications Assessment ref: ha/aiams1/1lyndhurstgdns - ACS Trees (March 2017). The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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

- 6 The basement as approved shall be carried out in accordance with the recommendations and methodologies of the Basement Impact Assessment Screening/Scoping Report ref: 9194\_GB rev 1.0 - TWS (March 2017), Basement Impact Assessment ref: 9194\_GB rev 1.0 - TWS (August 2017), Response to Basement Impact Assessment Audit ref: 9194\_GB rev 2.0 - TWS (December 2017), Ground Movement Impact Assessment - Geotechnical Consulting Group (April 2018), Response to Basement Impact Assessment Audit ref: 9194\_GB rev 3.0 - TWS (June 2018), Basement Impact Assessment Audits 12466-98 rev D1 (October 2017) D2 (February 2018) and F1 (July 2018), Construction Statement (July 2018).

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.

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.

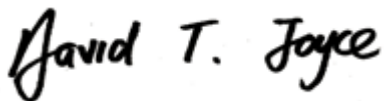
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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