

Application ref: 2018/0599/P  
Contact: Emily Whittredge  
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Date: 23 August 2018

**Development Management**  
Regeneration and Planning  
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2x2 Architects  
35 Endell Street  
London  
WC2H 9BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:  
**46 Holmdale Road**  
**London**  
**NW6 1BL**

Proposal:

Excavation of enlarged basement storey with front lightwell and associated railings; installation of new binstore and railings at front; erection of single storey side and rear infill extension.  
Drawing Nos: A10, EX100, EX110, EX150, EX160, A100 B, A110 B, A150 B, A151, A160 B, A300, Basement Impact Assessment (LBH4507 1.1 Jan 18), Flood Risk Assessment (LBH4507FRA Ver. 1.2 June 2018), SUDS Strategy (LBH4507suds Ver. 1.1 June 2018), Suggested method of works 1-5, Underpinning Design Notes, Basement Impact Assessment Audit (12727-60 Revision: F1 Jun 18), Arboricultural Report(ha/aiams1/46holmdalerd), Design & Access Statement (Jan 18).

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:

A10, EX100, EX110, EX150, EX160, A100 B, A110 B, A150 B, A151, A160 B, A300, Basement Impact Assessment (LBH4507 1.1 Jan 18), Flood Risk Assessment (LBH4507FRA Ver. 1.2 June 2018), SUDS Strategy (LBH4507suds Ver. 1.1 June 2018), Suggested method of works 1-5, Underpinning Design Notes, Basement Impact Assessment Audit (12727-60 Revision: F1 Jun 18), Arboricultural Report(ha/aiams1/46holmdalerd), Design & Access Statement (Jan 18).

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 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, A1 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The proposed basement excavation shall be carried out in accordance with the recommendations, requirements and methodologies of the Basement Impact Assessment documents and supporting information 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.

- 6 Prior to the commencement of excavation and construction works on site, tree protection measures shall be installed in accordance with approved arboricultural report dated 15th December 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.

- 7 The roof of the side extension shall not be used as an amenity roof terrace and shall only be accessed for maintenance purposes.

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.

- 8 Details of the flood risk mitigation measures and the final sustainable drainage system design, as set out in the Flood Risk Assessment LBH4507FRA Ver. 1.2 (June 2018) and SUDS Strategy LBH4507suds Ver. 1.1 (June 2018), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The system shall be implemented in accordance with the approved details and thereafter permanently retained and maintained.

Reason: To ensure that the development provides adequate flood risk mitigation measures and sustainable drainage measures to protect future residents and prevent any increase in flood risk in accordance with Policy CC3 of the London Borough of Camden Local Plan 2017

- 9 The flank side of the rear glazed box rooflight hereby approved shall be obscure glazed and fixed shut, and shall be permanently retained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission-

The location, scale and extent of the basement extension behind and beneath the existing cellar would have minimal impact on, and be subordinate to, the host building. It would comply with Camden's CPG guidance on size and location of basements. The basement would not cause structural harm to neighbouring properties, to geological and hydrological conditions of the area, to the character and amenity of the area, or to the architectural character of the building. The new basement front elevation and the front lightwell would harmonise with the character of the existing building and the streetscene which already has numerous front lightwells.

The altered boundary treatment comprising metal railings, binstore and low level wall and hedge would be in keeping with the character of front boundaries along the street.

The rear extension would infill the area to the side of the existing rear outrigger at

ground floor level and wrap around this below the first floor bay window. The height and scale and layout of this extension would be subordinate to the subject property. The extension would be constructed from brick with a large aluminium framed window and projecting oriel window to the rear and a glazed box rooflight adjoining the main house. This contemporary design would complement the appearance of the existing building and would not harm the character of the area.

The basement extension, on account of its scale and location, would require a Construction Management Plan and an Approval In Principle, to be secured by a S106 legal agreement, which would protect residential amenity during the construction process and would prevent any harm to the highway and transport conditions.

The proposed rear extension would be 3m high and, given its relationship with the adjoining property at no.48 which has a higher ground level, would not result in material harm to the amenity of neighbouring residents in terms of loss of light and outlook. The rear windows in this extension would not result in any overlooking of neighbouring properties and the projecting box rooflight would not result in any harm to amenity provided it is obscure glazed to prevent overlooking and light pollution.

Trees would be protected in accordance with measures identified in the approved arboricultural report.

The site is located in an area at risk of surface water flooding; however adequate flood risk mitigation measures would be installed to protect future residents and to prevent any increase in flood risk. Details of the flood risk mitigation measures and sustainable drainage measures would be secured by condition.

No objections have been received and 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, A3, A5, D1, CC3 and T4 of the London Borough of Camden Local Plan 2017 and policies 1, 2 and 18 of The Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).
- 3 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.

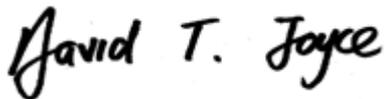
- 4 In relation to Condition 8, you are advised that the submitted information to discharge this condition should include the following- plans showing the drainage system and components, an existing drainage survey including sewer capacity information, the destination for the water from the basement pumped chamber system, drainage calculations, a scheme-specific lifetime maintenance schedule, the Camden drainage pro-forma, overland flow routes for rainfall events exceeding the design capacity (assuming sewers would be over-capacity in the scenario), and a Thames Water approval letter for the final design (if applicable).

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