



Application ref: 2017/4756/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 12 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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DRK Planning Ltd
215 Alfred Court
53 Fortune Green Road
West Hampstead
NW6 1DF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
17 Railey Mews
LONDON
NW5 2PA

Proposal:

Erection of three storey rear infill extension; excavation of basement level with closed front lightwell; other external alterations including installation of timber cladding to front and side elevation and replacement of gates at ground floor level.

Drawing Nos: (Prefix: 4041) A0080 (Rev 01); A0110 (Rev 01); A0120 (Rev 01); A0130 (Rev 01); A0140 (Rev 01); A0210 (Rev 01); A0220 (Rev 01); A0230 (Rev 01); A0310 (Rev 01); A0410 (Rev 01); A0420 (Rev 01); A0800 (Rev 01); A0900 (Rev 01); A1100 (Rev 01); A1200 (Rev 01); A1300 (Rev 01); A1400 (Rev 01); A2100 (Rev 01); A2200 (Rev 01); A2300 (Rev 01); A3100 (Rev 01); A3200 (Rev 01); A3300 (Rev 01); A4100 (Rev 01); A4200 (Rev 01); BS 5837 Arboricultural Report & Impact Assessment (dated 13th July 2017) prepared by Crown Consultants; Design & Access Statement prepared by KHBT LLP (dated 19/07/17); Cover letter from drk planning (dated 21st August 2017); Basement Impact Assessment prepared by Atelier one REV E (dated June 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 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 4041) A0080 (Rev 01); A0110 (Rev 01); A0120 (Rev 01); A0130 (Rev 01); A0140 (Rev 01); A0210 (Rev 01); A0220 (Rev 01); A0230 (Rev 01); A0310 (Rev 01); A0410 (Rev 01); A0420 (Rev 01); A0800 (Rev 01); A0900 (Rev 01); A1100 (Rev 01); A1200 (Rev 01); A1300 (Rev 01); A1400 (Rev 01); A2100 (Rev 01); A2200 (Rev 01); A2300 (Rev 01); A3100 (Rev 01); A3200 (Rev 01); A3300 (Rev 01); A4100 (Rev 01); A4200 (Rev 01); BS 5837 Arboricultural Report & Impact Assessment (dated 13th July 2017) prepared by Crown Consultants; Design & Access Statement prepared by KHBT LLP (dated 19/07/17); Cover letter from drk planning (dated 21st August 2017); Basement Impact Assessment prepared by Atelier one REV E (dated June 2018)

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details and sample of timber cladding and translucent channel glass to be submitted to the Local Planning Authority

b) Details including sections at 1:10 of the method of attachment of the timber fins to the building

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 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 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 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment compiled by Atelier one (REV E, dated June 2018) (and other supporting documents) and the recommendations in the Campbell Reith Audit dated June 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 policy A5 of the Camden Local Plan 2017.

- 7 The front window at first floor level (as shown on drawing no. 4041_A2100 Rev 01) shall be fixed shut and obscure glazed to a distance of 1.7m from finished floor level (FFL). The window shall thereafter be retained as such.

Reason: To prevent unreasonable overlooking to the garden of no.95 Leverton Street in accordance with policy A1 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.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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