

Application ref: 2018/1012/P
Contact: David Fowler
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Date: 2 October 2018

Development Management
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PM&A Architects & Engineers
20 Crediton Hill
London
NW6 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**20 Crediton Hill
London
NW6 1HP**

Proposal:

Provision of a new basement extension below existing single-storey premises, minor amendments to elevations and formation of new landscaped patio garden.

Drawing Nos: A4 location plan, 20Chill/01.-1., 20CHill/ 11., 20Chill/02.-1.
+(Landscape), 20Chill/03.-1., 20Chill/06.-2, 20Chill/06.-3, 20CHILL/ 07.-1., 20Chill/ 07.-
2., 20Chill/ 08., 20CHILL/ 08.-1., 20CHill/ 09.-1., 20CHill/ 09.-2., 20CHill/ 13.B,
20Chill/14.-1.-A, 20Chill/ 15.-B, 20CHill/26, Construction Method for Lower Gr. Floor,
Method of Construction in Section, (Draft) Construction Management Plan,
Arboricultural Impact Assessment Report (Landmark Trees) 17th November 2017,
Structural Assessment (Abbey Pynford) 25 November 2016, Desk Study and
Basement Impact Assessment (Milvum) February 2018, Retaining Wall Calculations for
Planning (LIM Engineering LTD) July 2018, Explanatory Visual, Visual of Exposed
Structures, Chill/ V/ 01, Design and Access Statement (PM&A Architects&Engineers)
02.02.2018, Letter dated 27.07.2018 (PM&A Architects&Engineers).

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

A4 location plan, 20Chill/01.-1., 20CHill/ 11., 20Chill/02.-1. +(Landscape), 20Chill/03.-1., 20Chill/06.-2, 20Chill/06.-3, 20CHILL/ 07.-1., 20CHill/ 07.-2., 20CHill/ 08., 20CHILL/ 08.-1., 20CHill/ 09.-1., 20CHill/ 09.-2., 20CHill/ 13.B, 20Chill/14.-1.-A, 20CHill/ 15.-B, 20CHill/26, Construction Method for Lower Gr. Floor, Method of Construction in Section, (Draft) Construction Management Plan, Arboricultural Impact Assessment Report (Landmark Trees) 17th November 2017, Structural Assessment (Abbey Pynford) 25 November 2016, Desk Study and Basement Impact Assessment (Milvum) February 2018, Retaining Wall Calculations for Planning (LIM Engineering LTD) July 2018, Explanatory Visual, Visual of Exposed Structures, Chill/ V/ 01, Design and Access Statement (PM&A Architects&Engineers) 02.02.2018, Letter dated 27.07.2018 (PM&A Architects&Engineers).

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

- 4 Use of premises

The premises shall not be used as a standalone residential property.

Reason: The use of the premises as a standalone property would need to be fully assessed, in accordance with Camden Local Plan policies A1, H1, H4 and H6.

- 5 Tree protection

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 Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design demolition and 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.

Informative(s):

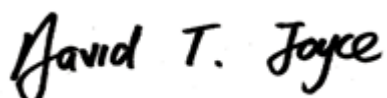
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 Air conditioning units require planning permission and the installation of any unauthorised units will be the subject of enforcement action.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning