

Application ref: 2017/1726/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 3 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ian Adam-Smith Architects
Highbuilding Farm
Vann Road
Fernhurst
GU27 3NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**18 Grove Terrace
London
NW5 1PH**

Proposal:

Lowering of floor level of front vaults and light well, installation of doorway under stairs, enlargement of rear light well and creation of metal balcony and access stair from ground floor to basement, replacement of rear ground floor window with French doors; installation of 1no. conservation rooflight to rear roof slope.

Drawing Nos: AS595_E_01, AS595_E_02, AS595_E_03, AS595_P_01 Rev E, AS595_P_02 Rev B, AS595_P_03 Rev B, 1049(08)-05 B, 1049(08)-04 B, 1049(08)-03 B, 1049(08)-02 B, 1049(08)-2 B, Basement Impact Assessment, BIA Non-Technical Summary.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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.

- 4 The use of the terrace and access stair shall not commence until the trellis, 600mm high and 1200mm long, has been erected in accordance with the approved drawings. The trellis shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans AS595_E_01, AS595_E_02, AS595_E_03, AS595_P_01 Rev E, AS595_P_02 Rev B, AS595_P_03 Rev B, 1049(08)-05 B, 1049(08)-04 B, 1049(08)-03 B, 1049(08)-02 B, 1049(08)-2 B.

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

Informative(s):

- 1 Reasons for granting permission

The proposal includes the excavation of a rear lightwell with stepped garden access; erection of rear balcony at raised ground floor level with steps down to the garden; lowering of part of the existing garden by 280mm; lowering and tanking of the front vaults; and installation of a rear rooflight.

The proposed lowering of the existing vaults and lightwell by virtue of its limited scale would be considered acceptable.

The installation of the conservation style rooflight to the rear roof slope by reason of its size and position would not harm the character and appearance of the host building. .

The proposed rear lightwell, associated balcony, access stairs and metal railing would be modest in scale and design and would reflect the linear form of the building. The materials of the railing and stairs are appropriate to the host building. These additions would not harm the character and appearance of the host building or the wider conservation area.

The raised balcony would be set back from the rear elevation of the adjoining property and would be less than 900mm deep. Where the stairs descend into the garden adjacent to the boundary wall a trellis measuring 600mm high and 1200mm is proposed to be installed above the boundary wall. Whilst this would serve to limit rather than prevent overlooking to the neighbouring properties, this is considered sufficient given the use, subject to a condition to require the installation of the trellis before the use of the balcony and stairs. On balance, it is considered the proposals would not have a detrimental impact on the amenity of neighbouring occupiers in terms of overlooking.

An independent verification of the basement impact assessment submitted by the applicant concluded that there would be no harmful impacts on adjoining buildings or the water environment. A condition is recommended to ensure that a suitably qualified chartered engineer is appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works. As the vault excavation would be close to the public footway, an 'Approval in Principle' will be required from the highways team. This would be secured by a S106 Legal Agreement.

A Construction Management Plan is not considered to be necessary for the scale of works that are being proposed within the application.

Two consultation letters were received and duly taken into account prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies, A1, D1, D2, CC3 and T4 of the London Borough of Camden Local Plan 2017. 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).

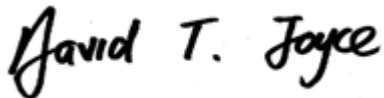
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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