

Application ref: 2017/2864/P
Contact: John Diver
Tel: 020 7974 6368
Date: 11 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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planning@camden.gov.uk
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UV Architects
Unit F, Flat Iron Yard
14 Ayres Street
London
SE1 1ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**51 Gloucester Crescent
London
NW1 7EG**

Proposal:

Excavation of a new basement below dwellinghouse (Class C3) including front and rear covered lightwells.

Drawing Nos: EX(00)001), AL(00)001),

Supporting documents: Design and Access Statement by Ultra Violet Architects Ltd (dated 5 May 2017); Arboricultural Impact Assessment by Advanced Tree Services dated (December 2016); Structural Engineer Report & draft Construction Management Plan (dated May 2017); Ground Movement Analysis Report ref. 10067A/JRCB/OT (dated 9th May 2017); Site Investigation Report ref. 10067/BM/OT Rev .1 (dated 4th May 2017); Surface Water and Subsurface Flow BIA (Ref. 2016-003-033-002) by Stephen Buss Environmental Consulting Ltd (dated 20 March 2017); Structural Engineer's Report and draft Construction Method Statement (Ref. 8761 170516 RA by Sinclair Johnston & Partners Ltd (dated 16 May 2017).

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:

EX(00)001), AL(00)001).

Supporting documents: Design and Access Statement by Ultra Violet Architects Ltd (dated 5 May 2017); Arboricultural Impact Assessment by Advanced Tree Services dated (December 2016); Structural Engineer Report & draft Construction Management Plan (dated May 2017); Ground Movement Analysis Report ref. 10067A/JRCB/OT (dated 9th May 2017); Site Investigation Report ref. 10067/BM/OT Rev .1 (dated 4th May 2017); Surface Water and Subsurface Flow BIA (Ref. 2016-003-033-002) by Stephen Buss Environmental Consulting Ltd (dated 20 March 2017); Structural Engineer's Report and draft Construction Method Statement (Ref. 8761 170516 RA by Sinclair Johnston & Partners Ltd (dated 16 May 2017).

Reason:

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

- 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The working practices detailed in "BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection

Plan" dated December 2016 by Advanced Tree Services shall be adopted throughout development. 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 BS5837:2012 and with the approved protection details.

Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar species, unless the local planning authority gives written consent to any variation.

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 Camden Local Plan

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.
- 4 The trees on the adjacent site at no.51a Gloucester Crescent are the subject of the Tree Preservation Order and no tree the subject of a Tree Preservation Order may be lopped, topped or felled without the consent under the Order, except as provided for in the Order or as specifically indicated within the proposals to which this planning permission relates. Further advice on this aspect may be obtained from the Tree Preservation Officer. (Tel: 020-7974 5939)
- 5 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.

- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended).

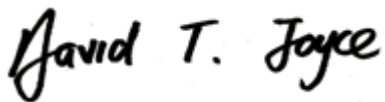
In particular, your attention is drawn to the need to ensure that the use of the front forecourt of the property for vehicular parking does not overhangs or otherwise obstruct the public highway (including footway).

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

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